

Quintins Mill Lane, West Chiltington  
Pulborough

Offers Over £695,000



## Quintins Mill Lane

West Chiltington, Pulborough

Charming countryside cottage with 4 bedrooms, spacious living room with inglenook fireplace, detached double garage, well-maintained gardens, and serene outdoor spaces, offering a peaceful retreat with ample living space and flexibility for various needs.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Charming Detached Cottage with Character
- Spacious Living Room With Inglenook Fireplace and Exposed Beams
- Detached Double Garage With Parking Infront & Upper Level Offering Additional Storage Or Office Space
- Four Bedrooms
- Spacious Kitchen/Dining Room
- Separate Utility Room and Downstairs WC
- Please Take A Look At Our Virtual Tour
- Set In A Generously Sized Plot With Well Maintained Gardens And Patio Areas To 3 Sides
- Large Outbuilding For Home Gym Or Office
- Quiet Countryside Location At End Of Private Lane



#### **Entrance Porch**

Solid wood front door in to porch, further front door in to entrance reception room.

#### **Entrance Reception Room**

12' 1" x 13' 3" (3.68m x 4.04m)

A spacious entrance reception room with exposed beams and stairway leading to first floor.

#### **Living Room**

12' 1" x 13' 11" (3.68m x 4.23m)

Spacious living room with exposed beams and inglenook fireplace.

#### **Second Reception Room**

8' 4" x 9' 7" (2.53m x 2.92m)

A second reception room/ study area on the ground floor.

#### **Utility Room**

6' 0" x 13' 5" (1.84m x 4.08m)

Utility room with bash units, sink and space for appliances. Door with access to garden and separate WC.

#### **WC**

6' 1" x 2' 9" (1.85m x 0.85m)

Downstairs WC with hand wash basin, located next to the utility room.

#### **Kitchen**

15' 5" x 11' 11" (4.69m x 3.63m)

A spacious kitchen featuring a variety of wall and base units, with ample room for a dining table and chairs.

#### **Bedroom One**

12' 1" x 11' 3" (3.69m x 3.43m)

Double bedroom with space for wardrobes overlooking rear garden.

#### **Bedroom Three**

8' 4" x 13' 11" (2.55m x 4.25m)

Double bedroom with recess with shelving.



### Bedroom Two

8' 8" x 13' 3" (2.63m x 4.03m)

A further double bedroom with space for wardrobes.

### Bedroom Four

8' 4" x 9' 6" (2.54m x 2.90m)

A small double bedroom with brick window seal.

### Bathroom

6' 1" x 9' 7" (1.85m x 2.91m)

Partially tiled bathroom, comprising bath with over bath shower, WC, hand wash basin, heated towel rail and storage cupboard.

### Gym

18' 9" x 8' 11" (5.71m x 2.73m)

The outbuilding, currently used as a gym, provides versatile space ideal for hobbies or a home office, with direct access to the patio area.

### Garden

A charming front garden with a pathway leading to the front door, which extends around the side of the cottage to a spacious lawn and patio area. The garden also includes a spacious summerhouse, currently used as a gym, and offers convenient access to the double garage.

### DOUBLE GARAGE

### OFF STREET

### DRIVEWAY

6 Parking Spaces





**Ground Floor** Building 1



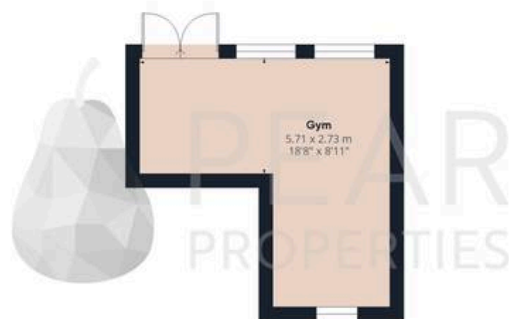
**Floor 1** Building 1



**Ground Floor** Building 2



**Floor 1** Building 2



**Ground Floor** Building 3



**Approximate total area<sup>(1)</sup>**

200.93 m<sup>2</sup>  
2162.79 ft<sup>2</sup>

**Reduced headroom**

9.18 m<sup>2</sup>  
98.79 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**



## Pear Properties

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