



## Grayswood Crossways Park, West Chiltington - RH20 2QZ

Offers Over £1,350,000



# Grayswood Crossways Park, West Chiltington

- A beautifully presented home in an elevated position with stunning views towards the South Downs
- Bright and spacious versatile accommodation over split levels with a number of rooms ideal for use as reception rooms or bedrooms
- Sitting room opening to balcony with stunning views
- Kitchen with AGA, separate hob and oven, doors leading out to conservatory which overlooks and opens onto the garden
- Utility room with shower room off
- Principal bedroom with Juliet balcony and en-suite shower room
- Delightful gardens of just under an acre with a variety of plants and shrubs
- Double garage, driveway parking and electric gates
- Sought after area of Crossways Park in desirable West Chiltington

This beautifully presented five-bedroom detached house enjoys an elevated position in the highly sought after Crossways Park area of West Chiltington, offering far-reaching views towards the South Downs. The property provides bright and spacious accommodation arranged over split levels, with a flexible layout that allows several rooms to be used as either reception rooms or bedrooms according to your needs.

The inviting sitting room opens directly onto a south facing balcony, making the most of the stunning outlook. The well-appointed kitchen features an AGA, a separate hob and oven, and doors leading to a generous conservatory that overlooks and opens onto the garden, creating a wonderful space for entertaining or relaxing. A practical utility room with a shower room off adds further convenience. Adjacent to the kitchen is a large dining room.

The principal bedroom boasts a Juliet balcony and an en-suite shower room, providing a peaceful retreat with lovely views. There are three additional double bedrooms two of which have en-suite bathrooms. A fifth double bedroom is being used as a study. The property is finished to a high standard throughout, combining modern comforts with a sense of light and space.

The outside space is equally impressive oasis, with delightful gardens extending to just under an acre. The gardens are beautifully landscaped, featuring a wide variety of mature plants and shrubs, providing year-round interest and colour. There are several seating areas positioned to make the most of the views and sunshine, ideal for outdoor dining or enjoying the tranquil surroundings.

The property benefits from a double garage and ample driveway parking, all securely accessed via electric gates (offering both privacy and peace of mind). The location in Crossways Park is particularly desirable, offering a sense of community and easy access to local amenities, while the elevated position ensures a wonderful outlook and a feeling of seclusion. This is a rare opportunity to acquire a substantial, versatile home in a prime setting, perfect for family living or those seeking space and serenity.

West Chiltington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another parade of shops offering a village store and post office, butchers, hairdressers and beauty salon. The surrounding villages of Pulborough and Storrington offer various supermarkets and a range of independent shops. There are numerous walks near the local vineyards and onto various watering holes or an abundance of public footpaths. Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough. The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: G

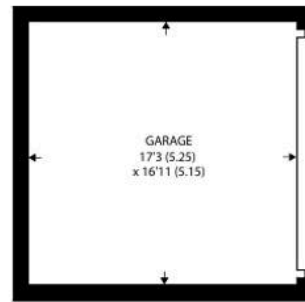
Tenure: Freehold

EPC Energy Efficiency Rating: C









Denotes restricted head height



Approximate Area = 2327 sq ft / 216.1 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

Garage = 291 sq ft / 27 sq m

Total = 2709 sq ft / 251.5 sq m

For identification only - Not to scale







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