



Price Range £780,000 - £800,000

Granary Cottage, East Street, West Chiltington

kw **MARTIN LUNDY**
ESTATE AGENTS

Granary Cottage, East Street, West Chiltington, RH20 2JY

Tucked away off East Street, in the older part of West Chiltington, this handsome detached house offers family-friendly accommodation within steps of the village primary school. A shop with post office counter is just around the corner and there are wonderful country walks almost from the front door.

Offering more than 2100sq ft of internal space over two floors, the property is well suited to modern family life, with a newly fitted open plan kitchen / dining / family room with high specification AEG appliances and a separate, dual aspect lounge opening onto a newley landscaped patio seating area. All the bedrooms are really good sizes and three of them feature built in wardrobes. The principle bedroom has an ensuite shower. Home workers will appreciate the study / fifth bedroom which sits above what was once a single garage and is now a smaller version, perfect for bikes, etc and with a lobby area and cloakroom / wc behind.

The mostly elevated garden wraps around the property, with lawns to the front, side and rear. There's plenty of space for children to play or for adults to relax with friends and comfortable driveway parking for three vehicles. Younger children will love that the primary school is so close by and parents will enjoy the very quick and easy, car free school run.

The welcoming village offers plenty to keep people occupied, with a couple of great pubs within a few minutes drive, a number of vineyards, including nearby Kinsbrook which has a shop and cafe, plus a large recreation ground, playpark and skatepark and an active village hall.





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Approximate Area = 2025 sq ft / 188.1 sq m

Garage = 117 sq ft / 10.8 sq m

Total = 2142 sq ft / 198.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©inchcom 2026. Produced for Lundy-Lester Ltd. REF: 1481437



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.