



Price Range £675,000 - £725,000
Church Street, West Chiltington

kw **MARTIN LUNDY**
ESTATE AGENTS

Church Street, West Chiltington RH20 2JW

Offered chain free, this Grade II Listed detached cottage dating from the 17th Century or earlier is situated in the old part of West Chiltington, overlooking the beautiful St Mary's church, itself believed to date back to the 12th Century. The Queens Head pub is just down the road, with the primary school around the corner. Kinsbrook Vineyard, Restaurant and Deli Shop is a little over a mile away, with several other lovely places to eat and drink dotted in and around the village.

Set above the road and with its own driveway to the side, the property features an integral garage at ground floor level, with a useful basement room alongside and then steps up to the front door. There's a cosy snug, which would also make an excellent study, plus a living room with open fire and a separate dining room. The long kitchen has a semi-vaulted ceiling and space for a table and chair at one end and a boot room with cloaks / wc leading off the other. The utility room is accessed from outside. Upstairs are three bedrooms, all of which will take a double. Bedroom one has an ensuite shower, with the family bathroom serving the other two bedrooms. High ceilings throughout the first floor help to make the cottage feel larger than the footprint suggests and there are lovely green views to the front and rear. The wall and ceiling beams throughout add a calming, period charm. The rear garden has space for children to play or for adults to relax with family and friends.

The neighbouring villages of Pulborough and Storrington offer a further choice of shops, cafes, pubs and restaurants. The former has a mainline station with direct routes to London and Gatwick, the latter has a Waitrose supermarket.





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Approximate Area = 1757 sq ft / 163.2 sq m
 Limited Use Area(s) = 35 sq ft / 3.2 sq m
 Garage = 121 sq ft / 11.2 sq m
 Total = 1913 sq ft / 177.6 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2018. Produced for Lundy-Lester Ltd. REF: 1519152



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DISCLAIMER

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.