



2 Chilton Gate

West Chilington, Pulborough, West Sussex



**Tod
Anstee**

Property Consultants



EXCLUSIVE
EXECUTIVE HOME



2 Chilton Gate

A substantial and superbly presented handsome modern detached house (approx. 3,682 sq ft) located in an exclusive private development within this much sought after village.

Guide Price £1,250,000 stc



Gross Internal Area 3,682 sq ft

GROUND FLOOR

Reception Hall
Cloakroom
Sitting Room
Study/Family Room
Luxury Kitchen/Dining/Day Room
Utility Room
Integral Double Garage

FIRST FLOOR

5 Bedrooms (3 En Suite)
1 further Family Bathroom
Galleried Landing

GARDENS, GROUNDS AND OUTBUILDINGS

Front garden with ample parking space
Integral double garage with remote control door
Delightful South facing rear Garden with al fresco dining and seating area
Detached Garden Room

The Property

A superbly appointed double fronted modern detached house located in an exclusive private development set on a wide plot within this much sought after village. This substantial property of quality was built a year ago by Hanlen Developments and is situated on the fringe of West Chiltington about 2 miles east of the mainline station at Pulborough. The property offers particularly spacious accommodation which is immediately apparent when entering the house through the two tall doors which open in to the impressive reception hall with a staircase leading up to a spacious galleried landing. The first and ground floor accommodation is proportionally well balanced with the main reception rooms leading from the entrance. A stunning feature of the property and 'hub of the house' is the large kitchen/dining/day room with a tasteful comprehensive range of wall and base units and quality integrated appliances. The landing leads to five double bedrooms, four of which have built in wardrobes. Three of the bedrooms each have en-suite shower rooms. A further family bathroom completes the first floor. All living rooms and bedrooms have an excellent degree of natural light and the triple aspect sitting room and kitchen/day room overlook the rear south-facing garden. A utility room and cloakroom are also provided. The galleried landing has a loft hatch with pull down ladder leading to an enormous loft area which may have further potential. There is a great feeling of space and welcoming atmosphere and the accommodation is versatile and ideal for entertaining.





SUPERBLY PRESENTED
MODERN DETACHED HOUSE





Gardens, Grounds and Outbuildings

The property is approached over a paved driveway providing ample parking space leading to an extremely generous double garage. The front garden is enclosed with attractive post and rail fencing and the drive is flanked with a neat lawn and shrubs to one side.

The delightful south-facing rear garden is an attractive feature of the property with an easy to maintain neatly kept level lawn. The flagstone patio extends to the rear and is accessed from the various rooms via level concertina doors in the house including the sitting room and kitchen. The garden is well screened with close boarded fencing to one side and mature hedging to the other.

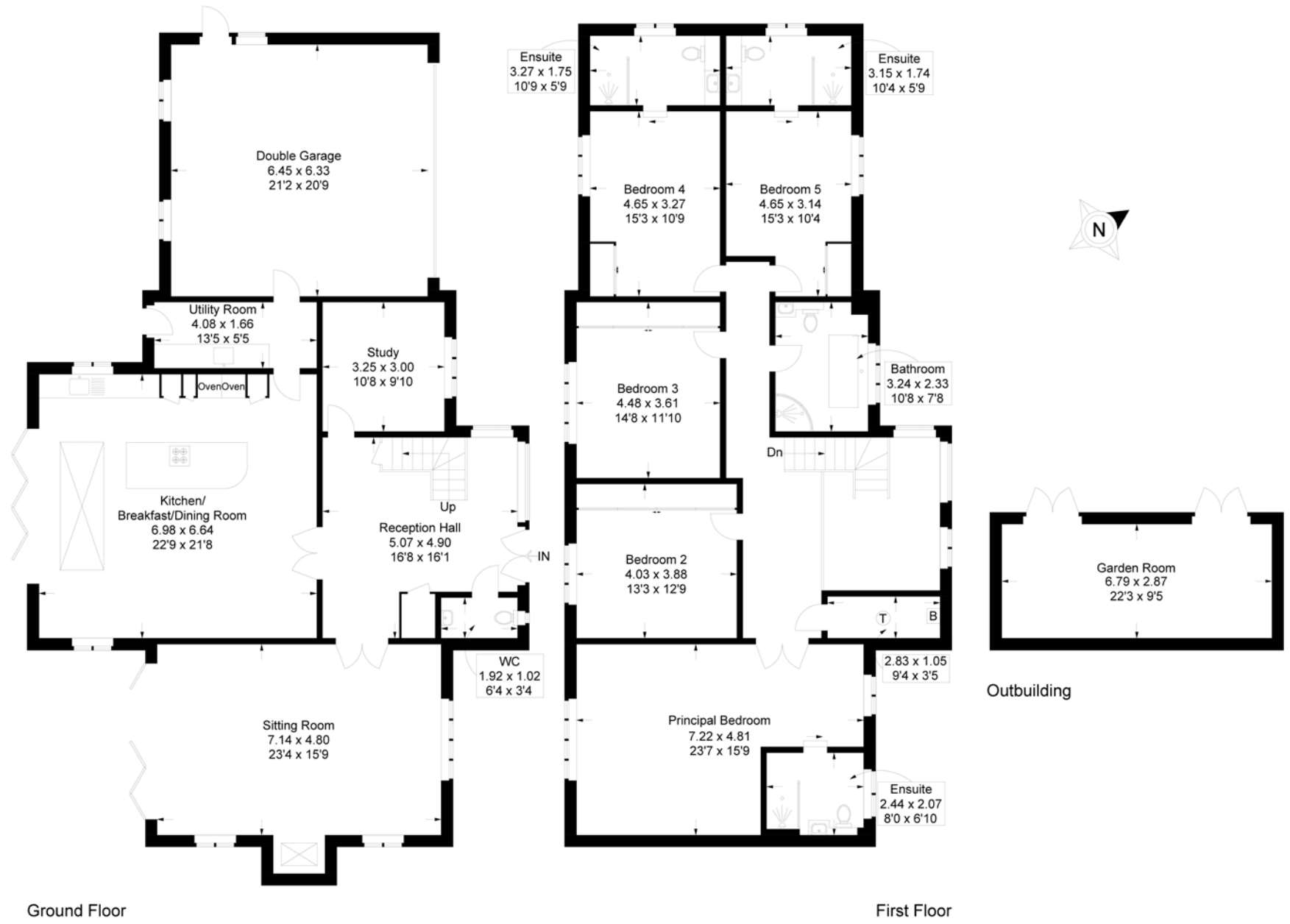
A further feature is the detached Garden Room, which in our opinion is ideal for home-working.





2 CHILTON GATE PROPERTY PLANS

Aprox. Gross Internal Area	322 sq m	3,466 sq ft
Outbuilding	20.1 sq m	216 sq ft
Total	342.1 sq m	3,682 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Location

West Chiltington is a sought after and picturesque village enjoying a semi-rural atmosphere near the foot of the South Downs. With a colourful history dating back to Norman times the village today is home to a 12th century church, a beautifully restored windmill, selection of local shops, Post Office and has two popular public houses. West Chiltington lies approximately 2 miles to the east of Pulborough with its mainline station to Gatwick and London Victoria. Storrington lies to the south and is a thriving small town conveniently close to the fast Horsham/Worthing A24 road, yet retaining a village atmosphere. There are comprehensive shopping facilities, including a modern shopping precinct, both primary and junior schools and Churches of several denominations.

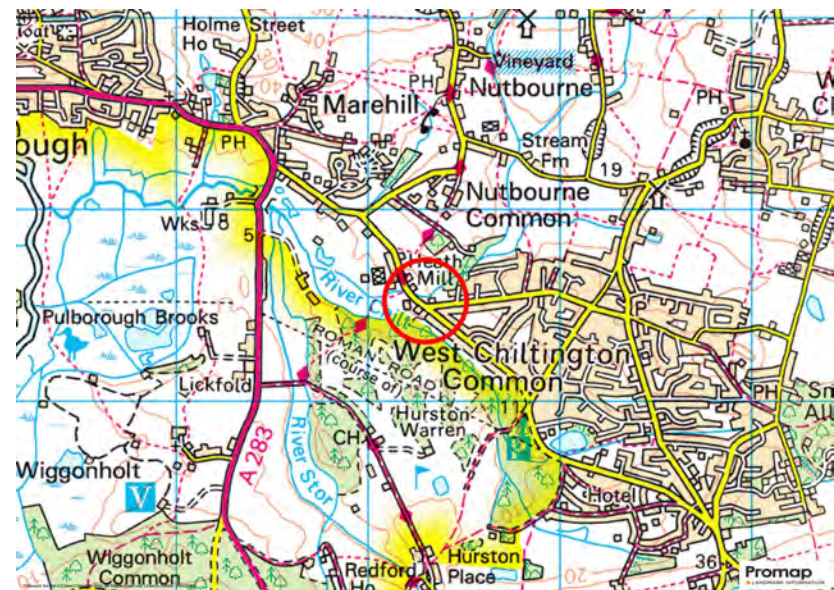
West Chiltington provides many social and sporting activities including flourishing cricket and football teams, as well as tennis and squash courts. Other recreational activities include polo at Knepp Castle, golf at Mannings Heath, Pulborough and West Chiltington, and racing at Goodwood, Plumpton and Fontwell. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

DISTANCES & TRANSPORT

West Chiltington Village Hall and
Football Club: 1 mile
Community School and nursery:
1.7 miles
Waitrose supermarket
(Storrington): 2.6 miles

Pulborough Mainline Station: 2.2 miles
Gatwick Airport: 30 miles
Horsham: 14 miles
Central London: 51 miles
All distances are approximate.





GENERAL INFORMATION

Tenure: FREEHOLD
 EPC Rating: B
 Council Tax Band: G
 Postcode: RH20 2GX
 Services: Mains electricity, gas, water and drainage
 Horsham District Council: 01403 215100 West Sussex County Council: 01243 777100

Viewings strictly by appointment with sales agent.

Virtual viewings available upon request.



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