



Appletrees | Orchard Dell | West Chiltington | West Sussex | RH20 2LB





# Appletrees

Orchard Dell | West Chiltington | West Sussex | RH20 2LB

PRICE GUIDE £1,100,000 TO £1,200,000

A substantial detached family home occupying this generous sized plot overlooking vineyard and the South Downs to the rear. The property offers spacious and versatile accommodation extending to 3822 sqft comprising: five double bedrooms, impressive entrance hall, sitting room with feature wood burning stove, superb open plan kitchen/dining room with wood burner, utility room, study and ground floor bedroom with en-suite bathroom. To the first floor the master bedroom has en-suite and dressing room, bedroom two with window bay, and family bathroom, bedrooms 3 and 4 with Jack and Jill bathroom. Outside, there is extensive driveway parking to the front ideal for boat/caravan etc., leading to an attached double garage. The rear garden is a feature of the property offering a high degree of seclusion with a westerly aspect, large terrace and stunning views.

- Substantial Family Home
- Five Double Bedrooms
- Extending to 3822 sqft
- Impressive Entrance Hall
- Sitting Room with Wood Burning Stove
- Superb Kitchen/Dining Room
- Utility Room
- Study
- Ground Floor Bedroom with En-suite
- Main Bedroom with En-suite & Dressing Room
- Family Bathroom
- Bedrooms 3&4 with Jack & Jill Bathroom
- Beautiful outlook over vineyard & South Downs
- Attractive Westerly Garden & Large Terrace
- Extensive Parking
- Attached Double Garage





**Gabled Entrance Porch** uPVC double front door leading to:

**Entrance Hall 38' 0" x 15' 9" (11.58m x 4.8m)** Feature vaulted ceiling with Velux windows, stone flooring, two radiators, concealed spot lighting, understairs shelved linen cupboard, door accessing garage.

**Sitting Room/Dining Room 25' 3" x 14' 2" (7.7m x 4.32m)** Feature cast iron wood burning stove with brick hearth and oak mantel, coved ceilings, uPVC double glazed windows, two radiators, sliding uPVC patio doors to terrace and gardens giving delightful outlook over vineyards and towards open countryside and the South Downs.

**Open Plan Kitchen/Dining Room 22' 3" x 20' 8 into bay" (6.78m x 6.3m)** Extensive range of bespoke antique oak range of wall and base units with black granite working surfaces and drawers and cupboards under, inset Butler sink with brass swan neck mixer tap with grove drainer, integrated dishwasher, six ring Rangemaster electric oven and warming drawer with extractor over, breakfast island with granite working surfaces with storage cupboards under and seating area, feature cast iron wood burning stove with limestone surround and brick hearth, concealed spot lighting, stone tiled flooring, uPVC window bay with doors to rear garden, recessed area suitable for housing American style fridge/freezer.

**Utility Room 12' 9" x 9' 10" (3.89m x 3m)** Range of wall and base units with granite style working surfaces, stainless steel single drainer sink unit with space and plumbing for washing machine, wall-mounted Valliant boiler, tiled flooring, uPVC double glazed windows, door leading to rear garden, sliding built-in storage cupboards, radiator.

**Study 11' 10" x 9' 11" (3.61m x 3.02m)** Oak style flooring, uPVC double glazed windows, radiator, concealed spot lighting.

**Ground Floor Bedroom Five 12' 2" x 11' 11" (3.71m x 3.63m)** Radiator, uPVC double glazed windows with views across the vineyard, door to:

**En-Suite Shower Room** Fully enclosed shower cubicle with glass and chrome screen with overhead soaker, heated chrome towel rail, part tiled walls, inset wash hand basin with toiletries cupboards under.

**Ground Floor Cloakroom** Low level flush w.c., inset wash hand basin with toiletries cupboards under, heated chrome towel rail, concealed spot lighting.

**Stairs to:**

**First Floor Galleried Landing** Pine balustrade, large walk-in shelved linen cupboard with radiator.

**Main Bedroom Suite 21' 5" x 21' 1 to bay" (6.53m x 6.43m)** uPVC double glazed window with superb outlook over vineyard and towards the South Downs, radiator, walk-through area with sliding wardrobe cupboards, door to:

**Large Built-In Dressing Room 9' 9" x 5' 9" (2.97m x 1.75m)** Built-in shelving, radiator.

**En-Suite Bathroom** Jacuzzi bath and fitted separate shower attachment and controls, walk-in double shower with folding glass and chrome screen with overhead soaker, twin inset wash hand basins with toiletries cupboards under, heated chrome towel rail, low level push flow w.c., part tiled walls, concealed spot lighting, uPVC double glazed window.

**Bedroom Two 20' 5" x 14' 8 into bay" (6.22m x 4.47m)** Built-in sliding mirrored wardrobe cupboards, uPVC double glazed windows with outlook over vineyard and towards the South Downs, laminate oak style flooring, radiator.

**Bedroom Three 24' 2 maximum" x 14' 8 into bay" (7.37m x 4.47m)** Radiator, uPVC double glazed windows, built-in sliding mirrored wardrobe cupboards, radiator.

**Bedroom Four 14' 8 into bay" x 13' 1" (4.47m x 3.99m)** Radiator, uPVC double glazed window bay, built-in sliding mirrored wardrobe cupboards.

**Inter-Connecting Jack and Jill En-Suite Bathroom** Doors from bedrooms three and four, Victorian claw leg bath with central taps and telephone grip shower attachment, pedestal wash hand basin, low level flush w.c., large walk-in double shower cubicle with sliding glass and chrome screen with overhead soaker and separate shower attachment, tiled flooring, Aqua boarding, heated chrome towel rail.

**Family Bathroom** Inset bath with fitted separate shower attachment, large walk-in double shower with curved glass and chrome screen with overhead soaker and separate shower attachment with wall-mounted Aqua boarding, part tiled walls, low level flush w.c., pedestal wash hand basin, heated chrome towel rail.

## Outside

**Front Garden** Large stone paved parking area suitable for parking several vehicles, caravan, boat etc., with shaped lawned area, recessed log store area, outside water tap.

**Attached Double Garage 19' 4" x 18' 0" (5.89m x 5.49m)** Twin metal up and over doors, power and light, built-in storage shelving and cupboards, uPVC double glazed door, side access.

**Rear Garden** Being a feature of the property with a westerly aspect and beautiful outlook over adjoining vineyard with uninterrupted views across open countryside and towards the South Downs National Park, large paved terraced area ideal for entertaining, shaped lawned area, attractive flower and shrub borders, outside lighting, timber sheds, side paved courtyard area, side access, outside water tap and lighting, raised stone fire pit.

**EPC Rating:** Band C.

# Appletrees, Orchard Dell, West Chiltington, Pulborough, RH20

Approximate Area = 3822 sq ft / 355.1 sq m (includes garage and excludes void)

Limited Use Area(s) = 190 sq ft / 17.6 sq m

Total = 4012 sq ft / 327.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richs.com 2021. Produced for Fowlers Estate Agents. REF: 905037



*"We'll make you feel at home..."*



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

Managing Director:  
Marcel Hoad MRICS

## Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.