



3 Church Grove | West Chiltington | West Sussex | RH20 2QL

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ESTATE AGENTS



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£895,000

A beautifully presented five bedroom home located within this highly regarded cul-de-sac in the heart of West Chiltington village. Accommodation comprises: spacious entrance hall, ground floor cloakroom, dual aspect sitting room with feature exposed brick fireplace and wood burning stove, open plan kitchen/dining room opening to family room, galleried landing, master bedroom with en-suite and a family bathroom. Outside, there is off-road parking leading to an attached double garage and the rear garden is south westerly facing with a large terrace offering a high degree of privacy.

- Detached Five Bedroom Home
- Highly regarded central village location
- Extending to 2400 sqft
- Spacious Entrance Hall
- Dual aspect Sitting Room & Woodburner
- Superb re-fitted Kitchen/Dining Room
- Utility Room
- Family Room
- Study
- Galleried Landing
- Master Bedroom with En-suite
- Family Bathroom
- Private south westerly Gardens & Terrace
- Attached Double Garage
- Off-road Parking
- Viewing Recommended

Entrance Part glazed front door to:

Entrance Hall Radiator, understairs storage cupboard, wall-mounted thermostat control for central heating, impressive open plan balustrade leading to first floor landing.

Inner Hallway Radiator, door accessing garage.

Ground Floor Cloakroom Low level push flow w.c., inset wash hand basin, tiled flooring, heated chrome towel rail.

Sitting Room 21' 5" x 12' 7 minimum" (6.53m x 3.84m) Feature exposed brick fireplace with recessed cast iron wood burning stove with hearth and oak mantel over, dual aspect room with double glazed windows, two radiators, double glazed French doors leading to rear garden.

Study 8' 6" x 7' 4" (2.59m x 2.24m) Double glazed windows.

Kitchen/Dining Room 23' 11 maximum" x 17' 8 maximum" (7.29m x 5.38m)

Kitchen Area Extensive range of wall and base units with twin 'NEFF' ovens and separate 'NEFF' microwave and grill, steam oven and two warming drawers extensive range of granite working surfaces with inset one and a half bowl stainless steel single drainer sink unit, inset four ring 'NEFF' gas hob with 'Bosch' stainless steel extractor over, peninsula fitted breakfast bar with further storage cupboards under and granite working surfaces, space and plumbing for dishwasher, pull-out waste disposal unit, pull-out drawer rack, recessed area suitable for housing American style fridge/freezer,

concealed spot lighting, underfloor heating.
Dining Area Oak flooring, double glazed French doors leading to terrace and gardens.

Utility Room Granit style working surfaces with groove drainer and stainless steel inset sink unit, space and plumbing for washing machine, space for tumble dryer, tiled flooring, radiator, built-in storage cupboard, double glazed door leading to rear garden.

Impressive Galleried Staircase And Landing Leading to:

First Floor Landing Radiator, access to loft space, built-in shelved linen cupboard.

Master Bedroom Suite 18' 9" x 13' 5 maximum" (5.72m x 4.09m) Built-in twin wardrobe cupboards, two radiators, Velux windows, uPVC double glazed windows, door to:

En-Suite Bathroom Panelled bath, walk-in shower with glass and chrome screen with fitted independent shower unit, low level flush w.c., underfloor heating, inset wash hand basin, heated chrome towel rail, fully tiled walls, uPVC double glazed windows.

Bedroom Two 12' 7" x 11' 10" (3.84m x 3.61m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Three 12' 5" x 11' 11" (3.78m x 3.63m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Four 12' 9" x 9' 3" (3.89m x 2.82m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

Bedroom Five 11' 9" x 8' 8" (3.58m x 2.64m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards and built-in bedroom furniture.

Family Bathroom Panelled bath, low level flush w.c., corner shower unit with fitted independent shower, heated chrome towel rail, tiled flooring with underfloor heating, wall-mounted wash hand basin with toiletries cupboards under, extractor fan.

Outside

Front Garden Large off-road parking area leading to:

Attached Double Garage 17' 10" x 17' 6" (5.44m x 5.33m) Twin up and over doors, houses 'Worcester' boiler and hot water cylinder, door to side access.

Rear Garden Attractive west aspect rear garden with large paved stone terraced area, shaped lawned area, screened by fence panelling and hedging offering a high degree of privacy.

EPC Rating: Band C.





Church Grove, RH20

Approximate Gross Internal Area = 223 sq m / 2400 sq ft
(Including Garage / Excluding Void)



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



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