



Stone House | Church Street | West Chiltington | West Sussex | RH20 2JW

FOWLERS
ESTATE AGENTS



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PRICE GUIDE £895,000

An elegant period Grade II listed home set in beautifully landscaped gardens in the historic heart of the village. Formerly the Headmasters residence, the property is partly attached to the former School House next to the Church and close to the local Pub and Post office. Accommodation comprises: three double bedrooms, ground floor cloakroom, dual aspect sitting room, dining room with feature Minster fireplace, kitchen/breakfast room and family bathroom. Outside, there is off road parking leading to a detached garage. No forward chain.

- Beautiful Period Home
- Prime Village Location
- Immense Charm & Character
- Grade II Listed
- Three Double Bedrooms
- Entrance Hall
- Ground Floor Cloakroom
- Dual Aspect Sitting Room
- Dining Room with Feature Fireplace
- Kitchen/Breakfast Room
- Family Bathroom
- Beautiful Landscaped Gardens
- Detached Garage and Parking
- Close to Village Pub & Post Office
- Viewing Recommended
- No Forward Chain

Entrance Original panelled front door to:

Entrance Hall Oak flooring, understairs storage cupboard housing electric meters.

Ground Floor Cloakroom Low level flush w.c., pedestal wash hand basin, cloaks area, radiator.

Dual Aspect Sitting Room 21' 7" x 13' 0" (6.58m x 3.96m) Leaded light windows, cast iron Adams style fireplace with tiled hearth and marble mantel over, coved ceilings, concealed spot lighting, recessed alcove display area, two radiators, TV point.

Dining Room 12' 11" x 12' 0" (3.94m x 3.66m) Feature 'Minster' stone open fireplace, built-in floor to ceiling book shelving, radiator, dual aspect stained glass windows, exposed pine flooring.

Kitchen/Breakfast Room 16' 0" x 12' 3" (4.88m x 3.73m) Extensive range of wall and base units with range of working surfaces with drawers and cupboards under, stainless steel single drainer sink unit with mixer tap, built-in fan assisted electric oven and five ring gas hob with stainless

steel extractor over, space and plumbing for washing machine, part glazed door accessing rear garden, leaded light window.

Stairs to:

First Floor Landing Leaded light window, radiator.

Bedroom One 12' 10" x 11' 10" (3.91m x 3.61m) Radiator, leaded light window, built-in shelving.

Bedroom Two 11' 8" x 9' 9" (3.56m x 2.97m) Radiator, built-in wardrobe cupboards with storage cupboard over.

Bedroom Three 10' 6" x 9' 0" (3.2m x 2.74m) Radiator, leaded light windows.

Bathroom Panelled bath with fitted shower attachment, fully enclosed shower cubicle with fitted independent shower unit, recessed wash hand basin with built-in toiletries drawers under, shelved linen cupboard housing factory insulated copper cylinder.

Outside

Parking Off-road parking leading to:

Larger Than Average Detached Garage 20' 0" x 12' 0" (6.1m x 3.66m) Folding wooden doors with overhead storage area.

Front Garden The gardens are predominantly to the front and side with the front garden being enclosed by hedging offering a high degree of privacy and being a feature of the property with shaped lawned areas, topiary hedging, attractive flower and shrub borders, Magnolia tree.

Side Section of Garden Landscaped areas with rockery and ornamental pond with water feature, large paved stone terraced areas, greenhouse, timber garden shed.

Rear Section of Garden Courtyard area with steps and wrought iron railings leading to kitchen door, outside storage shed.





APPROX. GROSS INTERNAL FLOOR AREA 1382 SQ FT / 129.3 SQM



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



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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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.

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