



Little Boynton | Roundabout Copse | West Chiltington | RH20 2RN





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OFFERS IN EXCESS OF £1,250,000

An individually built home constructed circa 2015 to a high standard, set within this highly regarded private road occupying approximately 0.6 of an acre. Internally, the property is offered for sale in immaculate order throughout with accommodation extending to 3030 sqft comprising: spacious reception hall, ground floor cloakroom, open plan kitchen/dining room/day room with underfloor heating and integrated appliances, utility room, impressive drawing room, family room, study/bedroom 5, main bedroom with en-suite bathroom and walk-in dressing room, bedroom 2 with en-suite and a family bathroom. Outside, there is extensive parking to the front leading to a double garage and south west aspect gardens and terrace to the rear.

- Individually Built Home
- High Specification
- Extending to 3030 Sqft
- Occupying approx. 0.6 of an acre
- Spacious Reception Hall
- Impressive Drawing Room
- Open plan Kitchen/Dining/Day Room
- Integrated Appliances
- Family Room
- Utility Room
- Study/Bedroom 5
- Main Bedroom, En-suite & Dressing Room
- En-suite to Bedroom 2
- Family Bathroom
- Attractive South West Gardens & Terrace
- Detached Double Garage and Parking





Entrance uPVC double glazed front door to:

Entrance Hall Natural stone flooring with underfloor heating.

Ground Floor Cloakroom Low level push flow w.c., heated chrome towel rail, wall-mounted wash hand basin with toiletries drawer under.

Inner Hallway Steps from hallway, double oak doors leading to:

Drawing Room 21' 2" x 16' 5" (6.45m x 5m) Feature cast iron wood burning stove with oak mantel over and stone hearth, TV point, concealed spot lighting, uPVC double glazed leaded light French doors leading to terrace and gardens.

Opening Plan Kitchen/Dining Room/Day Room 29' 0 maximum" x 24' 4 maximum" (8.84m x 7.42m)

Kitchen Area Natural stone flooring with underfloor heating, Ashley Jay bespoke fitted kitchen with black granite working surfaces with one and a half bowl stainless steel single drainer sink unit with groove drainer, electric Range double oven with extractor over, further range of eye-level cupboards, recessed area suitable for housing fridge/freezer, built-in storage, built-in shelved larder cupboard with storage drawers under, integrated wine cooler and dishwasher, central breakfast island with under seating with black granite top and storage drawers under, concealed spot lighting.

Dining Area Natural stone flooring with underfloor heating, built-in crockery display unit with further storage cupboards under, uPVC double glazed leaded light doors leading to terrace and gardens, concealed spot lighting.

Day Room Area Natural stone flooring with underfloor heating, range of built-in shelving and cupboards under, concealed spot lighting, doors leading to:

Utility Room 12' 9" x 5' 4" (3.89m x 1.63m) Inset Butler sink with solid wood working surfaces, space and plumbing for washing machine and dishwasher, range of built-in storage cupboards, cupboard housing boiler, built-in storage cupboards, extractor fan.

Family Room 16' 6" x 16' 3" (5.03m x 4.95m) Triple aspect with uPVC leaded light double glazed windows, concealed spot lighting.

Ground Floor Bedroom Five/Study 14' 3" x 9' 7" (4.34m x 2.92m) uPVC leaded light double glazed windows, concealed spot lighting.

Stairs to:

First Floor Oak Galleried Landing Split-level galleried landing with radiator and leaded light double glazed windows, shelved linen cupboard with insulated cylinder.

Master Bedroom 17' 1 maximum" x 16' 7 maximum" (5.21m x 5.05m) Radiator, leaded light uPVC double glazed windows, concealed spot lighting, door to:

Walk-in Wardrobe Cupboard 10' 8" x 4' 9" (3.25m x 1.45m) Built-in shelving and hanging rails.

En-Suite Bathroom Free-standing bath with monobloc tap, inset twin wash hand basins with toiletries cupboards under, large walk-in double shower with overhead soaker and separate shower attachment, eaves storage cupboards, low level flush w.c., heated chrome towel rail, tiled flooring, concealed spot lighting.

Bedroom Two 19' 10 maximum" x 16' 1 maximum" (6.05m x 4.9m) Triple aspect uPVC leaded light double glazed windows, two radiators, concealed spot lighting, built-in set of twin wardrobe cupboards, door to:

En-Suite Shower Room Walk-in double shower with overhead soaker and separate shower attachment, inset wash hand basin with toiletries drawers under, low level flush w.c., Velux window, heated chrome towel rail, concealed spot lighting.

Bedroom Three 14' 5" x 11' 5" (4.39m x 3.48m) Radiator, twin set of built-in wardrobe cupboards, leaded light uPVC double glazed windows, concealed spot lighting.

Bedroom Four 10' 8" x 7' 10" (3.25m x 2.39m) Leaded light double glazed windows, twin set of built-in wardrobe cupboards, concealed spot lighting.

Family Bathroom Panelled bath with central chrome taps with separate shower attachment, wall-mounted wash hand basin with toiletries drawer under, low level push flow w.c., tiled flooring, heated chrome towel rail, uPVC double glazed window, shaver point, concealed spot lighting.

Outside

Front Garden Mainly laid to lawn with ranch style fencing, brick paved driveway with parking for several vehicles leading to:

Detached Double Garage 18' 2" x 16' 7" (5.54m x 5.05m) Twin metal up and over doors, power and light.

Further Side Section of Garden Mainly laid to lawn, enclosed by fence panelling, outside water tap.

Rear Garden Being a south westerly aspect with large raised stone terrace, extensive lawned area, screened by fencing panelling and with mature trees and shrubs, outside lighting.

EPC Rating: Band B.



West Chiltington, Pulborough, RH20

Approximate Area = 3030 sq ft / 281.5 sq m (includes garage)

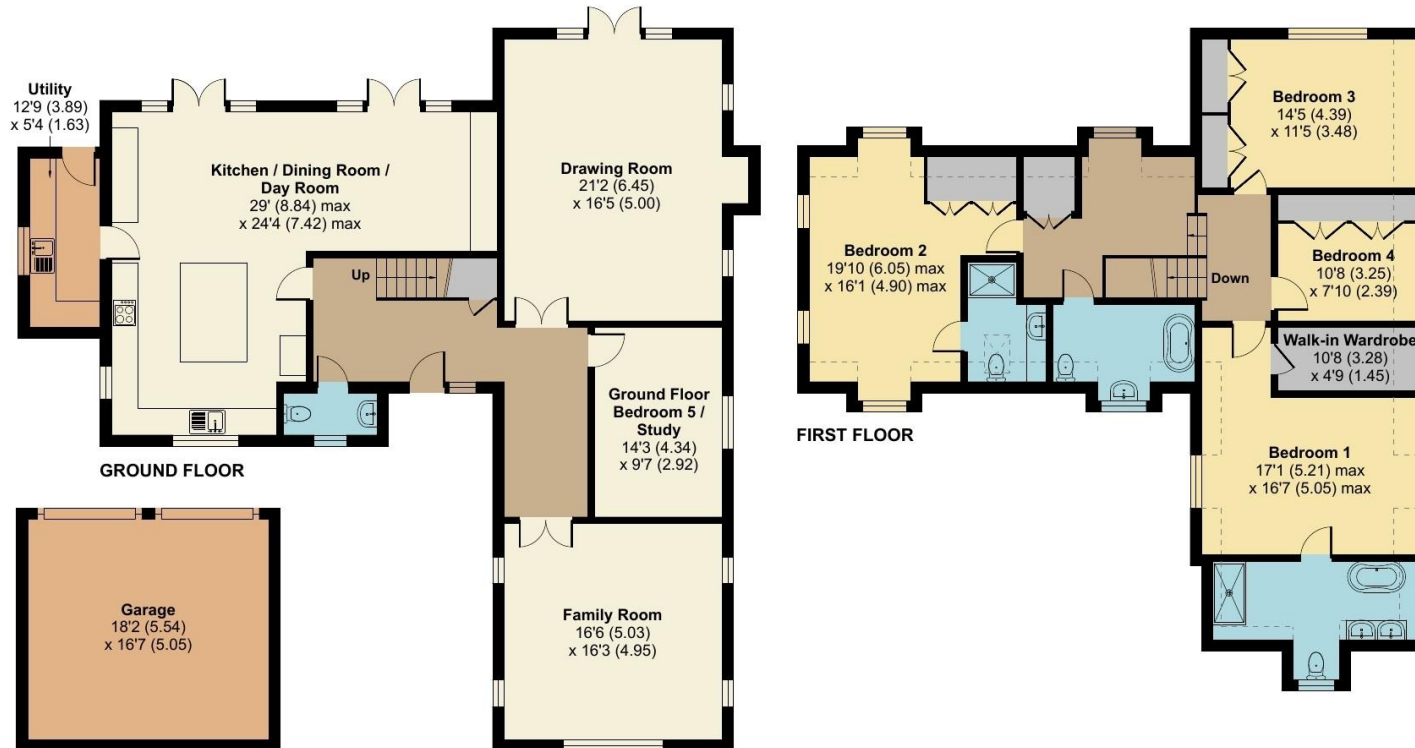
Limited Use Area(s) = 176 sq ft / 16.3 sq m

Total = 3206 sq ft / 297.8 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). © nlscom 2023. Produced for Fowlers Estate Agents. REF: 963532



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



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