



Cranmere | Foxfields | West Chiltington | West Sussex | RH20 2JQ





Cranmere

Foxfields | West Chiltington | West Sussex | RH20 2JQ

GUIDE PRICE £1,000,000

An exceptionally well presented detached chalet bungalow occupying this highly regarded location with panoramic views across the Vineyard and towards the Church and open countryside to the rear. Internally, the property offers spacious and versatile accommodation extending to 2423sqft, having been renovated to a high standard throughout by the current owners. The property comprises: solid French oak wood floors, dual aspect sitting room with stunning outlook, dining room, superb 'Magnet' fitted kitchen with extensive range of integrated 'AEG' appliances and granite working surfaces, en-suite to main ground floor bedroom, family shower room, reception/study, bedroom two with fitted oak style sliding bespoke wardrobes, first floor guest bedroom with en-suite. Outside, there is extensive driveway parking to the front leading to an attached double garage. The rear gardens have been beautifully landscaped with a large terrace area offering a high degree of privacy.

- Substantial Detached Chalet Bungalow
- Highly Regarded Cul-de-Sac
- Panoramic Views to Vineyard & Windmill
- Extending to 2423 sqft
- Solid Oak Flooring
- Sitting Room
- Dining Room
- Superb 'Magnet' fitted Kitchen
- 'AEG' Integrated Appliances
- Ground Floor Main Bedroom & En-suite
- Family Bathroom
- First Floor Guest Bedroom Suite
- Reception Room/Study
- Beautiful Landscaped Gardens
- Attached Double Garage
- Extensive Parking





Entrance uPVC part glazed front door to:

Spacious Reception Hall Oak flooring, radiator, understairs storage cupboard.

Dual Aspect Sitting Room 27' 1" x 15' 11" (8.25m x 4.85m)

Feature circular bay, double glazed windows, two radiators, electric convector wall-mounted fire, double glazed bi-folding doors leading to terrace and gardens with stunning views over open countryside and towards the old Mill.

Kitchen/Breakfast Room 27' 2 maximum" x 9' 3 maximum"

(8.28m x 2.82m) Extensive range of bespoke units comprising: 'AEG' twin fan assisted oven and separate grills, integrated twin fridge and freezers with pull-out carousel racks, integrated 'AEG' microwave, range of black granite working surfaces with inset five ring gas hob and extractor over, built-in dishwasher and waste bin, range of soft closing drawers with peninsula granite breakfast bar, leaded light double glazed windows, radiator, built-in crockery display unit with storage cupboards and granite working surface with space and plumbing

for washing machine and tumble dryer under, concealed spot lighting.

Reception Room/Study 16' 7" x 12' 11" (5.05m x 3.94m)

Accessed via kitchen, part oak flooring and part carpeted, radiator, leaded light double glazed windows, concealed spot lighting, oak door accessing:

Inner Hallway Oak flooring, radiator, uPVC double glazed door leading to side access.

Master Bedroom 14' 11" x 13' 2" (4.55m x 4.01m)

Radiator, leaded light double glazed windows with beautiful outlook over gardens and towards the Vineyard and open countryside, built-in floor to ceiling bespoke light oak style built-in wardrobe cupboards, radiator, door leading to:

En-Suite Shower Room Walk-in double shower with glass and chrome screen and overhead chrome soaker, low level push flow w.c., twin wash hand basin with toiletries drawers under, fully tiled flooring and walls with heated chrome towel rail.

Dining Room/Bedroom 13' 3" x 8' 11" (4.04m x 2.72m) Radiator, bi-folding doors leading to garden and terrace.

Bedroom Two 12' 9" x 10' 5"

(3.89m x 3.18m) Radiator, leaded light double glazed windows, fitted oak style sliding bespoke wardrobes.

Family Shower Room Large walk-in double shower with sliding glass and chrome screen with overhead chrome soaker, central chrome controls with separate shower attachment, oak style tiled flooring, low level push flow w.c., fully tiled walls with vertical radiator, wall-mounted wash hand basin with chrome monobloc tap, mirror and downlighting, fully tiled walls, concealed spot lighting.

Stairs to:

First Floor Landing Door leading to:

First Floor Bedroom/Guest Suite 14' 2 into bay" x 13' 8 maximum"

(4.32m x 4.17m) Radiator, leaded light double glazed windows with delightful outlook across West Chiltington and towards the South Downs, built-in wardrobe cupboard, door to:

En-Suite Shower Room Walk-in double shower with overhead chrome soaker, wash hand basin, low level flush w.c., wall-mounted radiator, tiled flooring, concealed

Outside

Parking Tarmac driveway with parking for several vehicles leading to:

Attached Double Garage 18' 1" x 16' 9" (5.51m x 5.11m)

Automatic 'Horrman' roller electric door with power and light, housing hot water boiler and pressurised cylinder, space for freezer, outside security lighting. The garage floor is a hard wearing interlocking bespoke tiles.

Front Garden Large stone paved terraced area with landscaped gardens screened by hedging, outside lighting, side access.

Rear Garden Being a feature of the property with large porcelain tiled terrace, further lawned section of garden screened by hedging and fence panelling affording stunning views across the Vineyard and towards open countryside and Windmill beyond.

EPC Rating: Band C



Cranmere, Foxfields, West Chiltington, Pulborough, RH20

Approximate Area = 2423 sq ft / 225 sq m (includes garage)

Limited Use Area(s) = 42 sq ft / 3.9 sq m

Outbuilding = 40 sq ft / 3.7 sq m

Total = 2505 sq ft / 232.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © RICS 2023. Produced for Fowlers Estate Agents. REF: 662046



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



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

www.fowlersonline.co.uk

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.