





## Thatchers, West Chiltington

A charming chocolate box thatched Wells Cottage in private lane with no ongoing chain.



- ▶ Open plan reception room
- ▶ Sitting area with open fire
- ▶ Dining area with access to garden
- ▶ Kitchen with stable door to terrace
- ▶ Ground floor bathroom
- ▶ Three bedrooms
- ▶ Delightful cottage gardens in plot of one third of an acre
- ▶ Detached thatched garage and driveway parking

This is a picturesque home in a sought after private lane of West Chiltington with so many character features unique to Wells properties. With eyebrow windows, open fireplace, leaded light windows Thatchers is a home which has been lovingly cared for during the nearly 50 year ownership of the current family custodians.

The home is accessed via a entrance porch which takes you straight into the reception room which has a sitting area, dining area, lovely sun room overlooking the garden. There is a kitchen with stable door to the garden and the ground floor is completed with the bathroom.

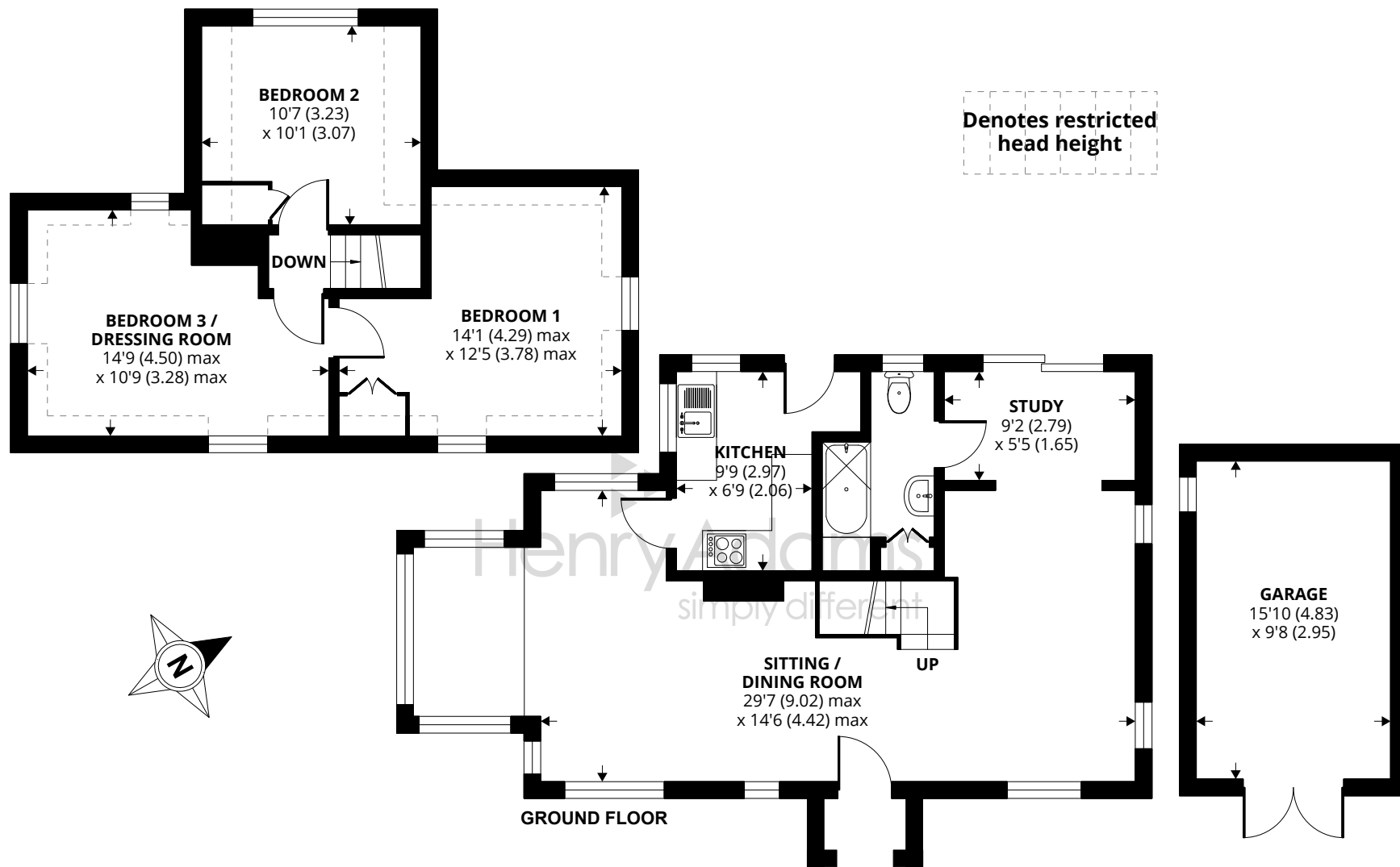
On the first floor there are three bedrooms, bedroom one is accessed via bedroom three so this could be a nursery or dressing room depending on how you wish to use the accommodation.

Outside the property is accessed via wrought iron gates with driveway leading to the thatched single garage. The garden is well stocked with a variety of plants and shrubs including a wildlife pond, rhododendrons, acers, azaleas to name a few. There is a lovely summer house overlooking the garden and various places to sit and enjoy the privacy of the garden and the tranquillity of this private lane.









Approximate Area = 1131 sq ft / 105.1 sq m (includes garage)

Limited Use Area(s) = 81 sq ft / 7.5 sq m

Total = 1212 sq ft / 112.6 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

West Chilington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another parade of shops offering a village store and post office, butchers, hairdressers and beauty salon. The surrounding villages of Pulborough and Storrington offer various supermarkets and a range of independent shops. There are numerous walks near the local vineyards and onto various watering holes or an abundance of public footpaths. Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough.

The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

## Directions

From Storrington take Fryern Road to West Chilington. On entering the village at the second fork take the left hand fork into Monkmead Lane. Take the second left into Spinney Lane and the property will be a short way along on the right hand side.



