





Oakmere, West Chiltonington

An idyllic property with total grounds approaching 3 acres, close to amenities with accommodation over 2,000 sq ft.



- ▶ **Sitting room with wood burner**
- ▶ **Snug area and study area**
- ▶ **Garden room**
- ▶ **Four double bedrooms, two with en-suite facilities**
- ▶ **Total grounds approaching 3 acres**
- ▶ **Workshed**
- ▶ **Garage and driveway with plenty of parking**
- ▶ **Woodland, formal gardens, lake and paddock**

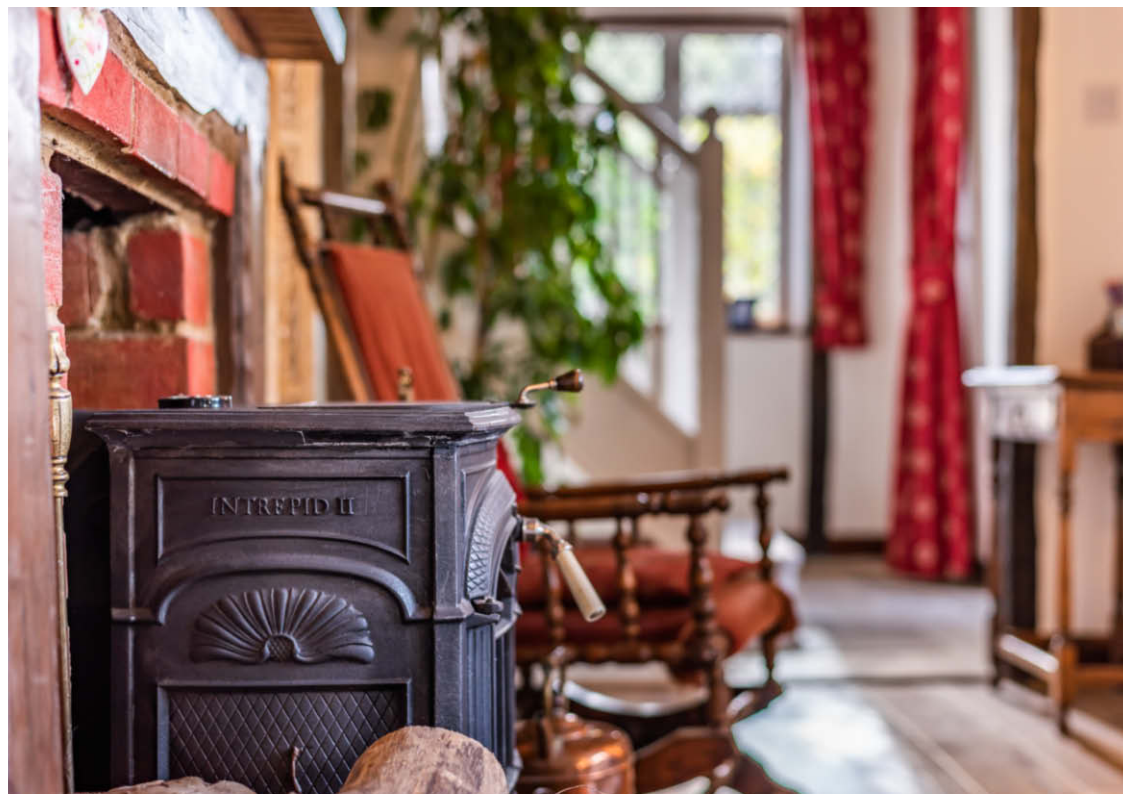
Set in the heart of the village, this is a most surprising property. On entering there is an entrance vestibule opening to the sitting room with wood burner. There are two areas off for use as a snug and reading area or study. The kitchen and breakfast room has a range of fitted units. There is a utility room and pantry and the garden/dining room completes the reception space. The main bathroom is off the entrance hall. There is an oak sliding door from the hall which leads to an 'annexe' with two double bedrooms, one with en-suite.

On the first floor the main bedroom has an en-suite shower and separate toilet. There is access to ample eaves storage. Planning had previously been granted for a bedroom extension with Juliette balcony which would have delightful views over the grounds. Completing the first floor is the second bedroom and walk-in wardrobe.

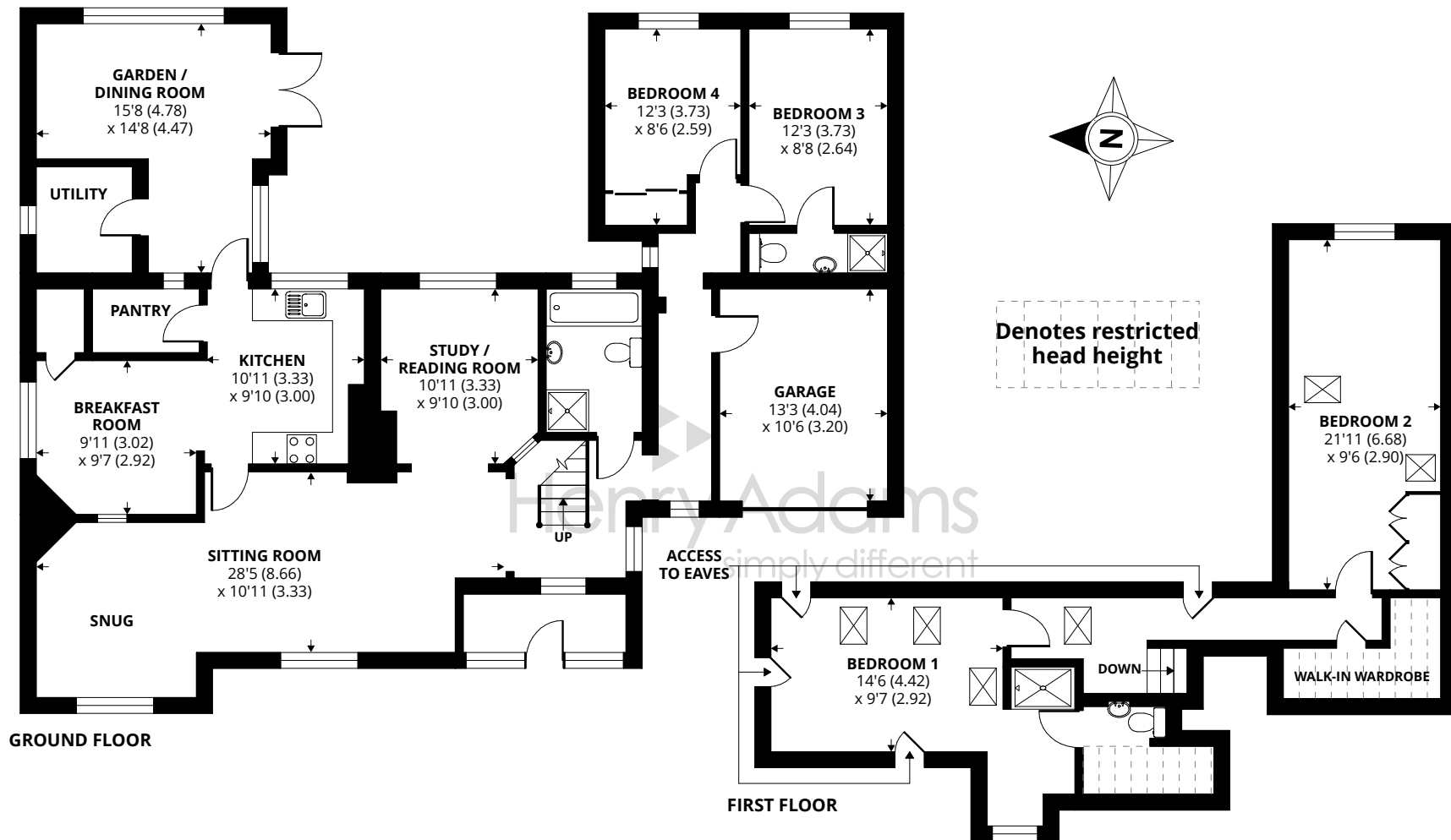
Outside, from the garden room, there is a patio area with working well, awning and space for entertaining. There is currently a work shed and this space previously had planning granted for a large garden lodge. In the formal, well stocked garden there is a water feature pond, greenhouse and shed. On from the formal garden there is a man-made lake (with a stream inlet and outlet) perfect for boating, swimming and fishing. The paddock/field and woodland area beyond have an abundance of wildlife. Beyond the field is access to public footpaths, farmland and vineyards.

The grounds are held on two separate freehold titles WSX192039 and WSX399907.









Approximate Area = 2069 sq ft / 192.2 sq m (includes garage)

Limited Use Area(s) = 94 sq ft / 8.7 sq m

Total = 2163 sq ft / 200.9 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

The village's local parade of shops and 'old village' post office stores are under half a mile away in each direction. Storrington with its good range of shopping facilities and amenities is about two miles. Pulborough, with mainline station to London/Victoria and the south coast is approximately three miles away whilst the towns of Horsham and Worthing are approximately twelve miles and ten miles respectively. Close by in the village are most sporting and leisure activities including a tennis club, cricket club, outdoor gym and young children's playground. In Storrington there are also tennis, squash and lawn bowls clubs. South coast beaches are around a 25-minute drive away.

Directions

From Storrington, take the West Chiltington Road (Fryern Road) and on entering West Chiltington continue straight ahead by proceeding up Common Hill. Continue straight over the crossroads (by the Motor Cycle garage) and down the hill into Mill road. The property is situated opposite the entrance/parking for the recreation ground with the Village Hall close by.

