






Pipers Cottage, West Chilmington

A detached Wells home in sought after location of West Chilmington offering ample accommodation for a growing family.

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- ▶ Large kitchen / dining / family room
- ▶ Sitting room with open fire and steps up to additional area
- ▶ Ground floor study
- ▶ Main bedroom with fitted wardrobes and en-suite
- ▶ Family bathroom
- ▶ Swimming pool
- ▶ Grounds approaching half an acre
- ▶ Detached double garage with wood store
- ▶ Additional single garage / workshop

Pipers Cottage is a delightful Wells property which has been extended by the current owners to provide additional accommodation.

On entering via the stain glass oak front door there is a generous entrance hall with coat cupboard and cloakroom. The kitchen being the heart of the home has a tiled floor, a lovely wood burner to the dining / family area and the kitchen is fitted with a range of bespoke hand painted cupboards and mix of wood and granite work surfaces, there is a Smeg range cooker with induction hob, butlers sink and integrated dishwasher and fridge. Off the kitchen if a useful utility room with space for washing machine and tumble dryer, an integrated fridge and freezer and additional storage. Both the kitchen and the utility room have stable doors to the gardens.

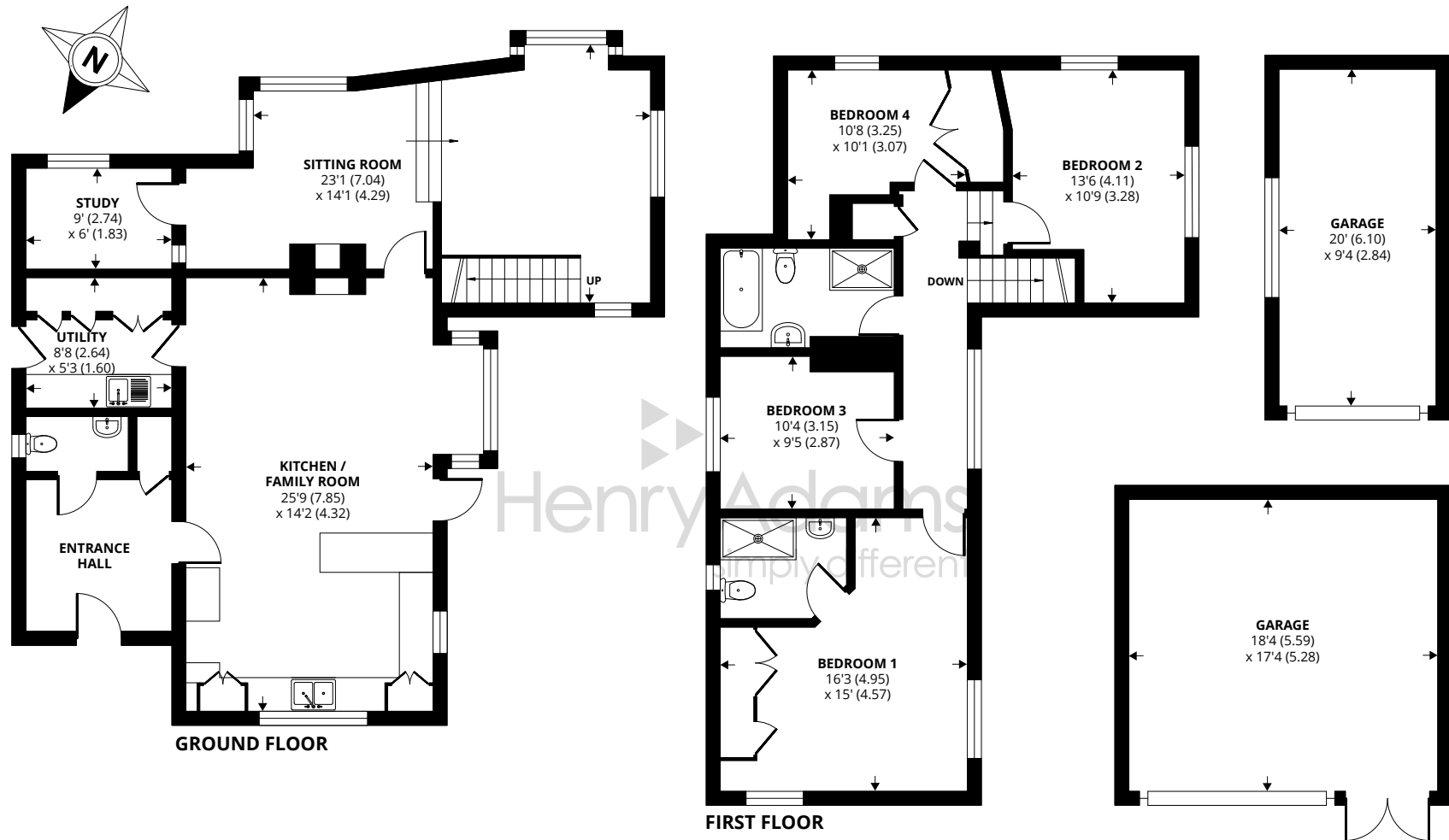
To the rear of the property lovely split level sitting room with an open fire and doors to the garden. Completing the ground floor accommodation is a small but ideally sized study.

On the first floor the landing has floor to ceiling windows overlooking the garden making a lovely feature with lots of natural light. There are four bedrooms, the main with a range of built in wardrobes and en-suite shower room, bedrooms two and three are both double rooms and the fourth a good size single.









Approximate Area = 1752 sq ft / 162.7 sq m

Garages = 505 sq ft / 46.9 sq m

Total = 2257 sq ft / 209.6 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.

Grounds

To the front of the property there is a driveway with ample parking for several vehicles, a detached double garage with wood store and the original single garage which would make an ideal workshop. The grounds are predominately to the side of the property where there is a large patio area and the well sited swimming pool. The remainder of the gardens are mainly laid to lawn with a variety of plants, shrubs and trees.

Location

West Chiltington 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.



