



Chalford | Orchard Dell | West Chiltington | West Sussex | RH20 2LB





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£725,000

An individual detached bungalow located in West Chiltington village, set within this highly regarded private road. Generous sized accommodation extends to 2170 sqft and comprises: entrance hall, 'L' shaped sitting room with feature fireplace, dining room, kitchen/breakfast room with integrated appliances, three double bedrooms with en-suite to main bedroom, shower room and walk-in dressing room. Outside, there is an in and out driveway to the front with extensive parking leading to a larger than average triple length garage. The rear garden is south aspect and offers a high degree of seclusion with a large raised terrace and heated swimming pool.

- Substantial Detached Bungalow
- West Chiltington Village
- Highly Regarded Private Road
- Three Double Bedrooms
- Extending to 2170 Sqft
- 'L' shaped Sitting Room
- Dining Room
- Open Plan Kitchen/Breakfast Room
- Integrated Appliances
- En-suite to Main Bedroom
- Shower Room/Walk-in Dressing Room
- Heated Swimming Pool
- Secluded South Aspect Gardens & Terrace
- In and Out Driveway Area
- Larger than average Triple Length Garage
- No Forward Chain

Entrance uPVC leaded light double glazed front door to:

Enclosed Entrance Lobby Built-in cloaks cupboard, built-in shelving with cupboards under, radiator, part glazed door through to:

Reception Hall Walk-in shelved storage cupboard, radiator, access to loft space.

Ground Floor Cloakroom Low level flush w.c., pedestal wash hand basin, radiator, part tiled walls.

'L' Shaped Sitting Room 25' 6 into bay" x 21' 5 maximum" (7.77m x 6.53m) Semi-circular leaded light double glazed uPVC window bay, feature fireplace with coal effect fitted gas fire with Victorian tiled inset with slate hearth and carved wooden mantel over, three radiators, part glazed double doors leading to:

Dining Room 13' 3" x 13' 3" (4.04m x 4.04m) Leaded light double glazed French doors leading to terrace and gardens with views towards the South Downs.

Open Plan Kitchen/Breakfast Room

Kitchen Area 14' 4 maximum" x 9' 9 maximum" (4.37m x 2.97m) Extensive range of wall and base units, black granite working surfaces with drawers and cupboards under, integrated appliances comprising: 'Bosch' fan assisted oven and separate grill with built-in microwave, inset

four ring gas 'AEG' hob with stainless steel extractor over with downlighting, range of eye-level cupboards, integrated dishwasher, integrated floor to ceiling fridge and freezer, pull-out drawer rack, part tiled walls, tiled flooring.

Breakfast Area 14' 10" x 8' 11" (4.52m x 2.72m) Further range of built-in crockery display units with downlighting and display shelving with granite working surface, cupboard housing 'Zanussi' washing machine, tiled flooring, radiator, concealed spot lighting, French doors leading to terrace and gardens.

Bedroom One 15' 8 maximum" x 12' 5 maximum" (4.78m x 3.78m) uPVC leaded light double glazed windows, radiator, door to:

En-Suite Shower Room Cubicle with fitted independent shower unit with curtain and rail, low level flush w.c., inset wash hand basin with toiletries cupboards under.

Bedroom Two 11' 3" x 11' 2" (3.43m x 3.4m) Radiator, uPVC leaded light double glazed windows, built-in wardrobe cupboards.

Bedroom Three 11' 3 maximum" x 11' 0 maximum" (3.43m x 3.35m) Radiator, uPVC double glazed windows.

Family Bathroom With walk-in dressing area, sliding mirrored wardrobe cupboards, inset wash hand basin with toiletries cupboards under, push flow w.c., heated chrome towel rail, sliding door through to: shower with fitted independent shower unit, tiled flooring, extractor, heated chrome towel rail, uPVC double glazed window and door accessing rear garden.

Outside

Front Garden Attractive shaped lawned areas with paved in and out driveway and parking area leading to:

Rear Garden Being a feature of the property predominantly south facing with large raised stone terrace, shaped lawned areas, screened by flower and shrub borders, views towards the South Downs. Storage shed housing boiler house and filtration system for swimming pool.

Heated Swimming Pool

Attached Triple Length Garage 33' 7 maximum" x 13' 6 maximum" (10.24m x 4.11m) Larger than average triple length garage, power and light, automatic up and over metal door, double doors leading to garden.

EPC Rating: Band B.

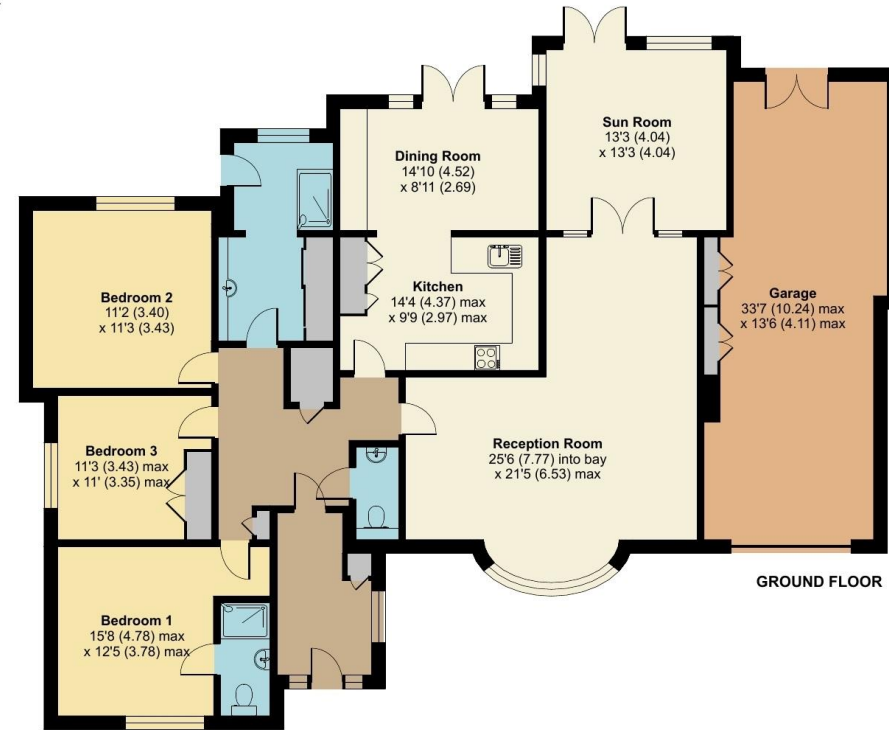




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Approximate Area = 2220 sq ft / 206.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntlchem 2024. Produced for Fowlers Estate Agents. REF: 1094047



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



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