





# 4 Chilton Gate, West Chiltington

Immaculately presented bungalow built in 2020 in exclusive close of five properties overlooking woodland.



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- ▶ Large kitchen with central island, bi-folds to garden
- ▶ Sitting room with wood burner
- ▶ Main bedroom with fitted wardrobes and fitted doors to
- ▶ Bedroom 2 with fitted wardrobes and third double bedroom
- ▶ Family bathroom with bath and separate shower
- ▶ Single garage with workshop / studio at rear
- ▶ Driveway parking
- ▶ Landscaped garden
- ▶ Overlooking woodland

Nestled in an exclusive close of just five properties, this immaculately presented 3-bedroom bungalow offers a perfect blend of luxury and tranquillity. Situated overlooking charming woodland, this property is a haven for nature lovers.

The heart of the home boasts a large kitchen complete with a central island and bi-fold doors leading out to the garden, making it the perfect space for entertaining guests. The sitting room features a cosy wood burner, ideal for chilly evenings.

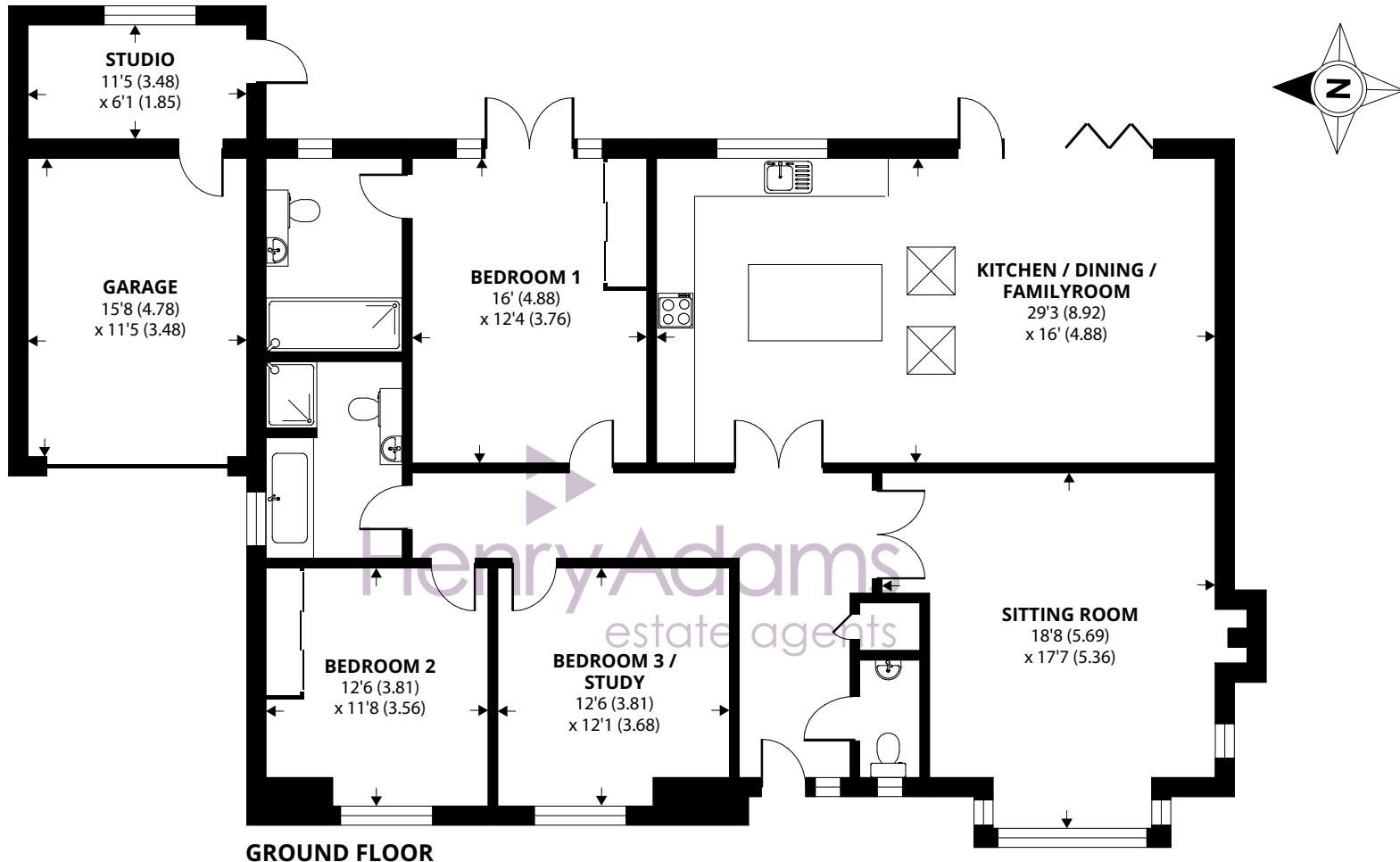
The main bedroom with fitted wardrobes, French doors opening out to the garden, and an en-suite shower room. Bedroom two also includes fitted wardrobes, while the third bedroom can easily double as a study for those who work from home. The family bathroom with a bath and separate shower. There is an extensive loft ideal for conversion without structural alteration (STPP).

A single garage with a workshop or studio at the rear provides ample storage space, along with driveway parking for convenience. The garden is landscaped and well stocked to enjoy the peaceful surroundings. Constructed in 2020, this property benefits from the remainder of a Buildzone warranty, providing peace of mind to the new owners.









Approximate Area = 1671 sq ft / 155.2 sq m

Garage = 260 sq ft / 24.2 sq m

Total = 1931 sq ft / 179.4 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.

Outside, the property boasts a serene setting with ample outdoor space to be enjoyed. Perfect for entertaining or simply relaxing, the landscaped garden offers a peaceful retreat from the hustle and bustle of every-day life. The surrounding woodland provides a picturesque backdrop, creating a sense of privacy and tranquillity. Whether soaking up the sunshine on a lazy afternoon or hosting a barbeque with friends and family, the outdoor space of this property offers endless opportunities for both relaxation and recreation. With well-maintained grounds and a single garage for added convenience, this property truly embodies the essence of modern living in a peaceful and serene environment.

### **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.



