



Price Range £750,000 - £785,000

Pickering Cottages, Church Street, West Chilington





## Pickering Cottages, Church Street, West Chiltington, RH20 2JW

Dating back to 1891, this handsome semi-detached property superbly blends Victorian character and charm with contemporary features. Having been sensitively modernised and improved by the current owner, this delightful home offers flexible accommodation including a detached annexe, all set within one of the most desirable roads in West Chiltington.

The smart front garden leads to a covered porch, with an entrance hall beyond. The cosy sitting room features a wood burner and opens onto a lovely dining room and then to a newly refitted bespoke kitchen with high specification integrated appliances. There is a useful cloakroom / WC. Upstairs are three bedrooms, the principle having an ensuite shower room in addition to a stylish family bathroom. With high ceilings and good sized windows, the property feels light and airy throughout. The beautiful side and rear gardens are well stocked with trees and shrub borders and a stream runs along one edge of the boundary, adding to the sense of peace and seclusion. The neatly manicured lawn and various patio seating areas provide space for adults to relax or entertain, whilst children play.



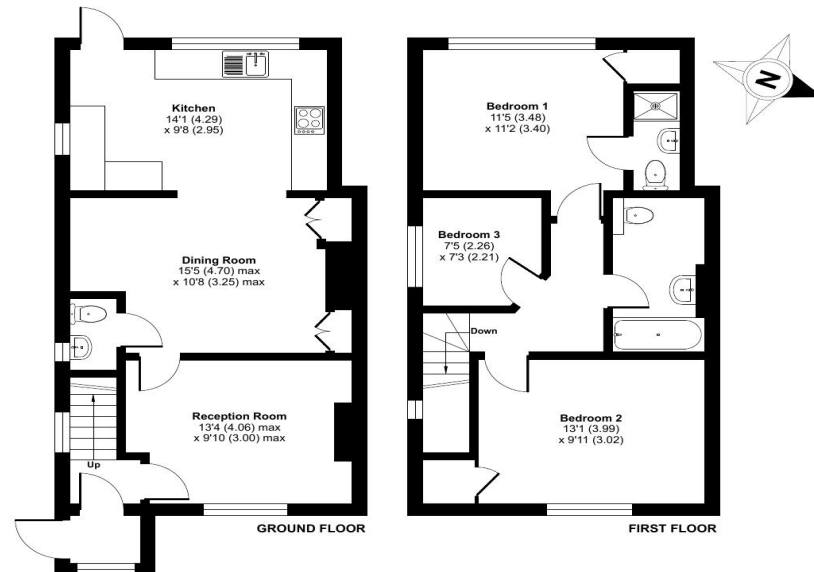
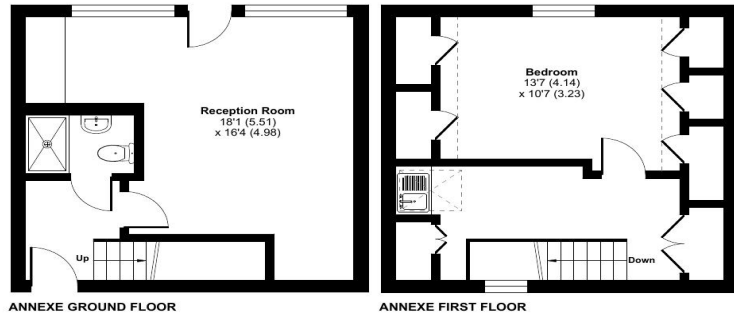
Boasting almost 600 sq. ft of space over two floors, the detached annexe would suit a variety of uses, from housing relatives or providing the most amazing "work from home" space to potentially being used as holiday let accommodation, subject to the relevant consents being obtainable. It has its own front garden, and two entrances and shares a driveway large enough for at least three cars. Wonderful walks are available from the doorstep and the church, village shop with post office counter and the primary school are all within two or three minutes' walk.



## Church Street, West Chiltington, Pulborough, RH20

Approximate Area = 985 sq ft / 91.5 sq m  
 Limited Use Area(s) = 73 sq ft / 6.7 sq m  
 Annexe = 599 sq ft / 55.6 sq m  
 Total = 1657 sq ft / 153.8 sq m  
 For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lundy-Lester Ltd. REF: 1010750



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.