



Nyetimber House | 1 Heathermead | West Chiltington | RH20 2SE





# Nyetimber House

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£1,350,000

A traditionally built five bedroom family home constructed by prestigious builders Millwood Designer Homes, circa 2003, occupying this highly sought after cul-de-sac position just off Monkmead Lane. West Chiltington is a charming village surrounded by farmland and the renowned Nyetimber Vineyard, several pubs and shops nearby. The village itself has a store and Post Office for daily needs. Internally, the property extends to 2357 sqft comprising: hall with oak flooring, ground floor cloakroom, dual aspect sitting room with feature Inglenook fireplace and wood burner, dining room, study, open plan kitchen/breakfast/family room and utility room. To the first floor, the main bedroom and bedroom two both have en-suite facilities and there is a separate family bathroom. Outside, there is an in and out driveway leading to an attached double garage, landscaped west aspect rear garden offering a good degree of privacy with large decked terrace area.

- Individual Detached Family Home
- Highly regarded cul-de-sac Location
- Constructed by Millwood Designer Homes
- Five Good Sized Bedrooms
- Extending to 2357 Sqft
- Entrance Hall with Oak Flooring
- Ground Floor Cloakroom
- Sitting Room with Inglenook fireplace
- Dining Room
- Study
- Kitchen/Breakfast/Family Room
- Utility Room
- En-suite to Main Bedroom & Bed 2
- Landscaped West Aspect Garden & Terrace
- Double Garage with in and out driveway
- No Forward Chain





**Entrance** Solid wood panelled double glazed front door to:

**Entrance Hall** Oak flooring, radiator, understairs storage cupboard.

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

**Dual Aspect Sitting Room 26' 0 into bay" x 13' 8" (7.92m x 4.17m)** feature Inglenook fireplace with brick hearth and oak mantel over, with feature cast iron wood burner and log effect remote control flame fire, two radiators, leaded light double glazed French doors leading to large terrace and gardens.

**Dining Room 13' 8" x 11' 5" (4.17m x 3.48m)** Oak flooring, radiator, leaded light double glazed windows.

**Family Room/Study 11' 3" x 9' 3" (3.43m x 2.82m)** Radiator, leaded light double glazed windows.

**Superb Open Plan Kitchen/Breakfast Room 22' 11" x 15' 3" (6.99m x 4.65m)**

**Kitchen Area** Range of wall and base units, black granite working surfaces with inset stainless steel one and a half bowl sink with swan neck

mixer tap, six ring stainless steel 'Smeg' Range cooker with extractor over, tiled flooring, integrated dishwasher and microwave, built-in fridge/freezer.

**Breakfast Area** Two radiators, tiled flooring, French doors leading to rear garden.

**Utility Room 10' 3" x 5' 9" (3.12m x 1.75m)** Stainless steel single drainer sink unit, space and plumbing for washing machine and space for tumbler dryer, door accessing garage, tiled flooring, radiator, double glazed windows, extractor fan.

**Stairs to:**

**First Floor Landing** Radiator, access to loft space, large shelved linen cupboard housing factory insulated copper cylinder.

**Bedroom One 13' 8" x 12' 5" (4.17m x 3.78m)** Radiator, twin built-in wardrobe cupboards, leaded light double glazed windows, door to:

**En-Suite Bathroom** Panelled bath, fitted shower attachment, low level flush w.c., fully enclosed separate shower cubicle, pedestal wash hand basin, low level flush

w.c., heated chrome towel rail, shaver point, part tiled walls, extractor fan.

**Bedroom Two 13' 0" x 10' 1" (3.96m x 3.07m)** Radiator, leaded light double glazed windows, built-in wardrobe cupboards, door to:

**En-Suite Shower Room** Folding glass and chrome screen with fitted shower attachment, low level flush w.c., pedestal wash hand basin, radiator, part tiled walls.

**Bedroom Three 13' 8" x 12' 4 maximum" (4.17m x 3.76m)** Radiator, double glazed windows.

**Bedroom Four 12' 2" x 10' 7" (3.71m x 3.23m)** Radiator, leaded light double glazed windows.

**Bedroom Five 11' 4" x 8' 10" (3.45m x 2.69m)** Radiator, double glazed windows.

**Family Bathroom** Panelled bath, low level flush w.c., pedestal wash hand basin, separate shower with folding glass screen with fitted shower attachment, tiled flooring.

## Outside

**Parking** In and Out driveway accessed via double five bar wooden gates, extensive brick paved parking area, leading to:

**Attached Double Garage 18' 8" x 16' 10" (5.69m x 5.13m)** Automatic up and over door, power and light, housing wall-mounted boiler, door accessing rear garden, electric car charging point.

**Rear Garden** Landscaped garden being a feature of the property with a predominantly west aspect, large raised decked terrace, shaped lawned area, screened by mature trees and shrubs and fence panelling.

**Location** The property is situated within walking distance to the Roundabout Hotel and there are local schools for all ages in both West Chiltonington and Storrington with Steyning Grammar school on the edge of Storrington. There is a local village shop/post office, butchers and hairdressers in nearby Haglands Lane with larger shops including Waitrose in Storrington.

**EPC Rating:** Band C.



# Heathermead, West Chiltington, Pulborough, RH20

Approximate Area = 2357 sq ft / 218.9 sq m

Garage = 314 sq ft / 29.1 sq m

Total = 2671 sq ft / 248 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). © ntechcom 2024. Produced for Fowlers Estate Agents. REF: 1141030



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Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ [www.fowlersonline.co.uk](http://www.fowlersonline.co.uk) [storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

Managing Director:  
Marcel Hoed MRICS

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