





Guide Price £1,250,000 Freehold

Beautifully presented detached family home with generous garden extending to over 3,000 sq ft



- ▶ **Stunning bespoke hand painted kitchen with dining and family**
- ▶ **Sitting room with French doors to garden, wood burner**
- ▶ **Triple aspect dining room with double doors from hallway**
- ▶ **Main bedroom with dressing room and en-suite bathroom**
- ▶ **Second bedroom with wardrobes and en-suite shower room**
- ▶ **Two further bedrooms with fitted cupboards and family bathroom**
- ▶ **Large patio terrace overlooking generous garden**
- ▶ **Detached double garage and driveway parking**

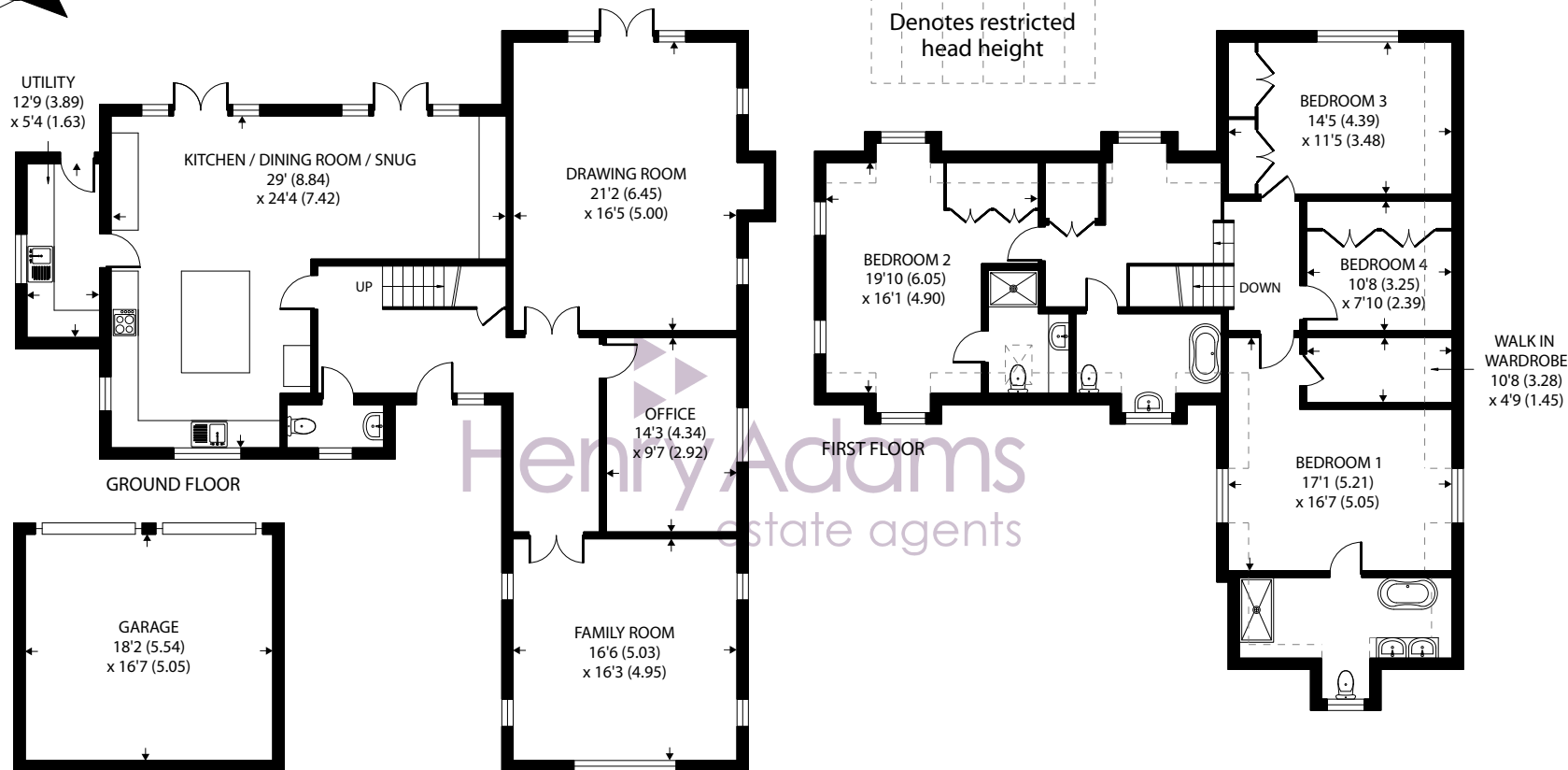
Nestled in a sought-after location, this exquisite 4 bedroom detached house presents an exceptional opportunity for those seeking a sophisticated family home. Spread over a substantial plot exceeding 3,000 sq ft, this beautifully presented property boasts a bespoke hand-painted kitchen designed by Ashley Jay, offering a harmonious fusion of functionality and elegance. The kitchen features a spacious dining area and a family snug with a media wall, complemented by a range cooker, mirrored splashback, central island, integrated dishwasher, a wine fridge and space for American fridge freezer. The adjacent utility room provides convenience with additional storage space and a stable door leading to the garden.

Upon entry, the inviting entrance hall sets the tone for the residence, with steps down leading to a well-appointed sitting room with French doors opening to the manicured garden, perfect for entertaining guests. The triple aspect dining room offers a bright and airy ambience. On the first floor the main bedroom suite includes a dressing room and an en-suite bathroom. The second bedroom features built-in wardrobes and an en-suite shower room, providing privacy and comfort. Two additional bedrooms, both with fitted cupboards, share a sleek family bathroom. Outside, a large patio terrace overlooks the expansive garden, offering a serene retreat for outdoor relaxation. Completing this remarkable property is a detached double garage and ample driveway parking, catering to modern living needs in style and comfort.









Approximate Area = 2729 sq ft / 253.5 sq m
Limited Use Area(s) = 176 sq ft / 16.3 sq m
Garage = 301 sq ft / 27.9 sq m
Total = 3206 sq ft / 297.8 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.

Impeccably presented and thoughtfully designed, this residence epitomises luxury living and provides a rare opportunity to own a prestigious family home in an enviable location. With its exceptional features and generous outdoor space, this property offers a lifestyle of distinction and comfort, making it a truly remarkable find in the current property market.

Location

West Chilington 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.



