



Hammerton Chase | Roundabout Copse | West Chiltington | RH20 2RN





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Roundabout Copse | West Chiltington | West Sussex | RH20 2RN

£1,150,000

A substantial five bedroom family home occupying 0.64 of an acre, set within this highly regarded cul-de-sac in West Chiltington. Internally, the property extends to 3513 sqft comprising: sitting room with feature cast iron wood burner, family room, study, superb open plan kitchen/dining room with integrated appliances, breakfast area, utility room, ground floor cloakroom, en-suite to bathrooms to main bedroom and bedroom 2 and a family bathroom. Outside, there are beautiful south westerly landscaped garden with a large stone terrace with French doors accessing from the principle ground floor rooms, extensive driveway parking leading to a detached double garage.

- Substantial Family Home
- Extending to 3513 sqft
- Five Double Bedrooms
- Plot occupying 0.64 of an acre
- Sitting Room with Cast iron log burner
- Superb open plan Kitchen/Dining Room
- Zoned underfloor heating throughout
- Breakfast Room
- Utility Room
- Family Room
- Study
- En-suites to Bedrooms 1 and 2
- Family Bathroom
- Beautiful South/Westerly Landscaped Gardens
- Extensive Driveway Parking
- Detached Double Garage





Entrance Front door to:

Entrance Hall 13' 6" x 11' 2"
(4.11m x 3.4m) Oak flooring,
built-in cloaks cupboard.

Ground Floor Cloakroom Low
level flush w.c., pedestal wash
hand basin with tiled splash back,
tiled flooring with underfloor
heating and heating control, built-
in storage cupboard.

Triple Aspect Sitting Room 23'
11" x 17' 6" (7.29m x 5.33m) A
triple aspect room with feature
cast iron wood burning stove with
hearth and oak mantel over, triple
set of French doors leading to
terrace and garden.

Open Plan Kitchen/Dining Room
29' 6 maximum" x 15' 11
maximum" (8.99m x 4.85m)
Extensive range of bespoke wall
and base units with integrated
'NEFF' fan assisted oven and
separate grill, cupboard housing
'Worcester' boiler, black granite
working surfaces with inset
stainless steel double drainer sink
unit with swan neck mixer tap,
inset four ring 'NEFF' gas hob with
extractor over, part tiled walls,
central breakfast island with
under seating and granite working
surface, stone flooring, further
built-in storage cupboards,
recessed area suitable for housing
American style fridge/freezer,
archway through to:

Dining Area Oak flooring, French
doors leading to terrace and
gardens.

Breakfast Area 13' 8" x 11' 10"
(4.17m x 3.61m) Stone flooring,
French doors leading to gardens,
part glazed door leading to:

Utility Room 9' 2" x 7' 5" (2.79m
x 2.26m) Space and plumbing for
washing machine, space for
tumble dryer, stainless steel
single drainer sink unit, built-in
storage cupboards, door to side
access, door leading to hallway.

Family Room 22' 6" x 16' 0"
(6.86m x 4.88m) Oak flooring,
twin set of French doors leading
to front garden, built-in storage
cupboard.

Study 13' 2" x 6' 6" (4.01m x
1.98m) Dual aspect double glazed
windows.

Stairs to:

First Floor Landing Access to loft
space.

Bedroom One 22' 7 maximum" x
16' 0" (6.88m x 4.88m) Triple
aspect with double glazed
windows, oak flooring, built-in
wardrobe cupboards, zoned
underfloor heating, door to:

En-Suite Shower Room Large
walk-in shower with glass and
chrome screen and overhead
soaker and separate attachment,
low level flush w.c., pedestal wash
hand basin, heated chrome towel
rail, part tiled walls, Velux
window.

Bedroom Two 15' 10" x 12' 6"
(4.83m x 3.81m) Dual aspect
double glazed windows, built-in
wardrobe cupboards, door to:

En-Suite Shower Room Walk-in
double shower with sliding glass
and chrome screen with fitted
shower attachment, mainly tiled
walls, pedestal wash hand basin,
low level flush w.c., extractor fan.

Bedroom Three 16' 5" x 14' 3 to
bay" (5m x 4.34m) Double glazed
window bay, built-in wardrobe
cupboards.

Bedroom Four 20' 7 into bay" x
14' 5" (6.27m x 4.39m) Triple
aspect room, built-in wardrobe
cupboards.

Bedroom Five 11' 0" x 10' 8"
(3.35m x 3.25m) Built-in wardrobe
cupboards, double glazed
windows.

Family Bathroom Inset bath with
walk-in double shower and fitted
shower attachment, radiator, low
level flush w.c., pedestal wash
hand basin, bidet, part tiled walls,
double glazed windows.

Outside

Parking Sweeping tarmac
driveway leading to extensive
gravelled parking area, accessed
via five bar wooden gate, raised
lawned area, additional
shrubby.

Gardens Gardens to all sides of
the property with rear section of
garden predominantly south west
facing offering a high degree of
privacy, screened by mature trees
and shrubs, shaped lawned area,
large stone patio with verandah
and raised shrubbery. Further side
section of garden which is mainly
laid to lawn, screened by fence
panelling and mature trees and
shrubs, raised vegetable plots.

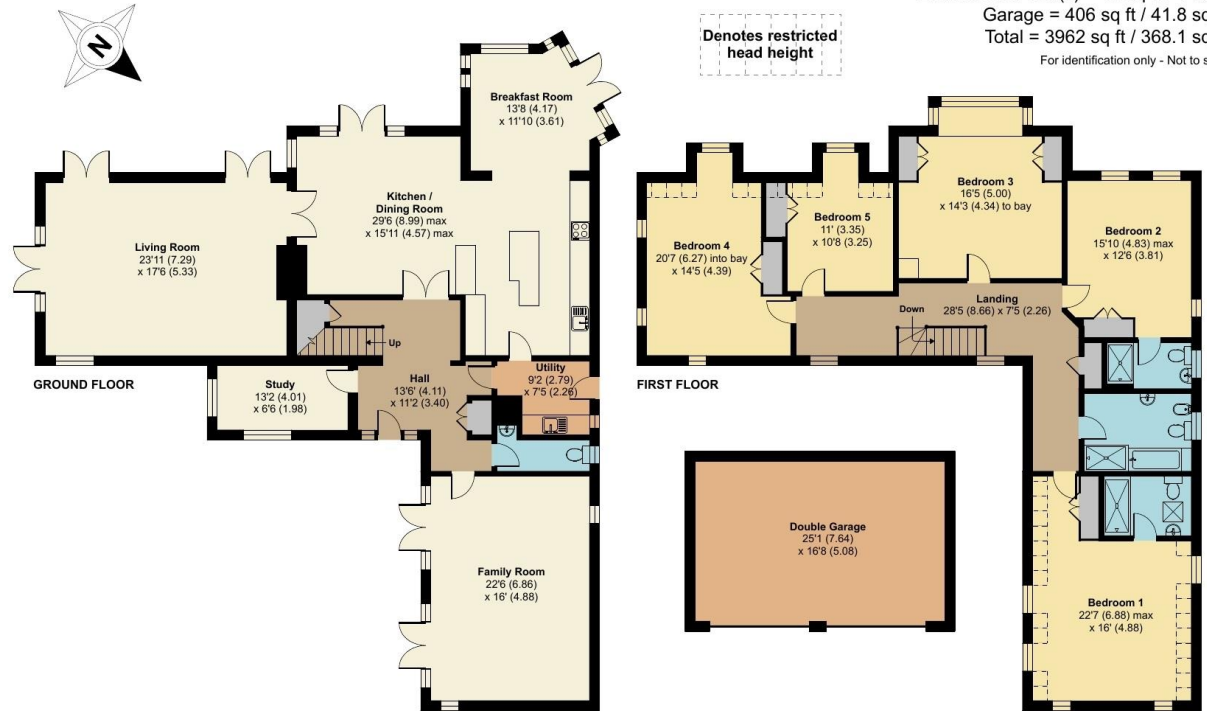
Detached Double Garage 25' 1"
x 16' 8" (7.65m x 5.08m) Twin
doors.

EPC Rating: Band B.



Hammerton Chase, Roundabout Copse, West Chiltington, Pulborough, RH20

Approximate Area = 3513 sq ft / 326.3 sq m
 Limited Use Area(s) = 43 sq ft / 4 sq m
 Garage = 406 sq ft / 41.8 sq m
 Total = 3962 sq ft / 368.1 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 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: 1165764



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