



Plot 3, The Grange | Threals Lane | West Chiltington | RH20 2PR





Plot 3, The Grange

Threals Lane | West Chiltington | West Sussex | RH20 2PR

£1,350,000

This thoughtfully designed four bedroom home features an open-plan kitchen and dining area, with a separate lounge leading to the garden via bifold doors. The ground floor bedroom 2 a luxurious en-suite bedroom with walk through wardrobe and separate utility room, while every room and outdoor space seamlessly integrates with the beautiful countryside. On the First Floor there are a further three double bedrooms, Bedroom one has a large ensuite and Bedrooms 2 and 3 benefit from a “jack and jill ensuite”

- Four Bedrooms
- Utility/Boot Room
- En-suite to Main Bedroom
- Off-road Parking
- Cloakroom
- En-suite to Bedroom Two
- Beautiful location with views
- Provisions for Electric Car Charging
- Sitting Room with bi-folding doors
- Walk-through Wardrobe
- Good Size Rear Garden
- Countryside Location
- Open Plan Kitchen and Dining Area
- Jack & Jill Bathroom to Beds 3 and 4
- Double Car Barn
- No Chain

Agents Note: Please note the photos shown are relating to Plots 1 and 2, Grange Park.

Entrance Hall: The entrance leads into the main areas of the home. On one side is the double aspect sitting room, ideal for unwinding, and on the other is the spacious open plan Kitchen/Dining Room. The staircase from the hall leads you upstairs to the rest of the house.

Utility/Boot Room: Fitted with granite work surfaces, ample cabinets above and below, a single sink, and space for a washing machine and tumble dryer. This room also provides access to the front of the property with a path leading round to the back garden

Kitchen/Dining Room: A stunning open-plan space featuring Shaker-style fitted units, ambient lighting, and a large feature island topped with granite. High-end Bosch integrated appliances, including a

full-size fridge, freezer, double oven, multi-function microwave, and induction hob with extractor fan, the dining area is spacious, comfortably accommodating a large table, and opens via patio doors onto a generous patio.

Double-Aspect Sitting Room: A light and airy room that also opens onto a patio area via Bifold doors, offering picturesque views of the surrounding countryside.

Ground Floor Bedrooms: bedroom 2 a double bedroom accessed from an internal corridor from the kitchen.

Bedroom 2: Includes a dressing area with a range of built-in wardrobes and an en-suite shower room.

First Floor:

Bedroom 1: Double aspect room featuring built-in wardrobes and an en-suite bath/shower room.

Bedroom 3: A spacious double room with integrated wardrobes and a shared ensuite shower room with bedroom 4.

Bedroom 4: Another good sized bedroom with shared ensuite with bedroom 3.

Outside

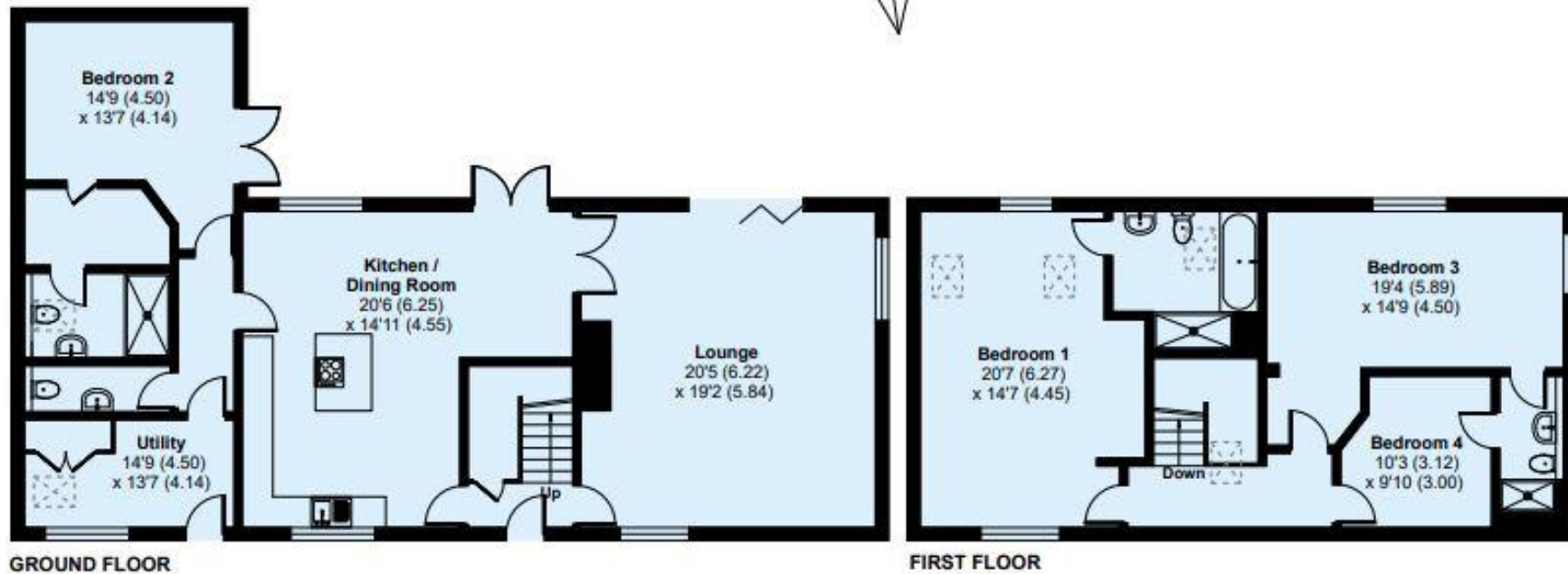
The property is set within its own expansive garden, featuring a large patio area that captures stunning rural views. The outdoor space includes an exterior water tap and power points. A brick driveway leads to a Double Car Barn with power and lighting, and provisions are in place for an electric car charging point.



Plot 3 Grange Park, Threals Lane, West Chiltington, RH20 2SF

Approximate Area = 2616 sq ft / 200.7 sq m

For identification only - Not to scale



"We'll make you feel at home..."



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