



Greensleeves | 2 Threals Copse | West Chiltington | RH20 2RT





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PRICE GUIDE £875,000

A substantial individually built four bedroom detached bungalow extending to 2540 sqft, occupying this generous sized plot of just over half an acre set within this highly regarded private cul-de-sac. Internally, the property offers versatile accommodation comprising: sitting room, dining room, study area, family room, conservatory, kitchen, utility room, master bedroom with en-suite and family shower room. Outside, there is extensive parking to the front for several vehicles leading to a detached double garage. The gardens are arranged to all sides of the property and mainly laid to lawn offering a high degree of privacy.

- Substantial Detached Bungalow
- Highly regarded private cul-de-sac
- Extending to 2540 sqft
- Occupying just under ½ an acre
- Four Bedrooms
- Conservatory
- Sitting Room with wood burner
- Dining Room
- Study Area, Family Room
- Kitchen
- Utility Room
- En-suite to Bedroom One
- Family Shower Room
- Private Gardens to all sides
- Extensive Driveway Parking
- Detached Double Garage

Entrance Wooden panelled front door to:

Entrance Hall Tiled flooring, double glazed windows.

Sitting Room 20' 3" x 14' 1" (6.17m x 4.29m) Cast iron wood burning stove and feature exposed brick fireplace with plinth, two radiators, sliding aluminium double glazed doors leading to rear garden, archway through to:

Dining Room 13' 1" x 11' 7" (3.99m x 3.53m) Radiator, double glazed windows.

Study Area 13' 11" x 9' 9" (4.24m x 2.97m) Accessed via the sitting room, dual aspect room, door leading to:

Family Room 18' 3" x 16' 3" (5.56m x 4.95m) Part glazed door, two radiators, double glazed windows, sliding aluminium double glazed doors leading to:

Conservatory 13' 5" x 11' 8" (4.09m x 3.56m) Tiled flooring, double glazed windows, door leading to garden.

Kitchen 15' 1 maximum" x 13' 9" (4.6m x 4.19m) Extensive range of wall and base units, stainless steel double bowl sink unit, range of laminate working surfaces, inset four ring electric hob with extractor over, integrated dishwasher, built-in fan assisted electric oven and separate grill, range of eye-level cupboards with crockery display unit, peninsula breakfast bar with storage shelving under, tiled flooring, radiator.

Utility Room 13' 1" x 5' 2" (3.99m x 1.57m) Aga oven, single drainer sink with space and plumbing for washing machine under, range of eye-level cupboards, tiled flooring, built-in storage cupboard, wall-mounted 'Worcester' combination boiler.

Master Bedroom 27' 0" x 16' 10" (8.23m x 5.13m) Radiator, sliding double glazed French doors leading to rear garden, door to:

En-Suite Bathroom Panelled bath, fitted shower attachment, low level flush w.c., pedestal wash hand basin, bidet, part tiled walls, radiator, wall-mounted electric heater.

Bedroom Two 13' 0" x 12' 10" (3.96m x 3.91m) Radiator, sliding double glazed patio doors to rear garden, built-in wardrobe cupboards.

Shower Room Large walk-in shower with overhead soaker and fitted independent shower unit with glass and chrome screen, low level flush w.c., wall-mounted wash hand basin, heated chrome towel rail, concealed spot lighting, built-in shelved storage cupboard.

Bedroom Three 13' 1 to bay" x 10' 5" (3.99m x 3.18m) Radiator, built-in wardrobe cupboards.

Bedroom Four 16' 9" x 10' 10" (5.11m x 3.3m) Radiator, triple aspect with sliding double glazed patio doors to rear garden and door accessing side garden.

Outside

Parking Extensive tarmac driveway parking for several vehicles, leading to:

Substantial Detached Double Garage 21' 9" x 18' 6" (6.63m x 5.64m) Twin up and over doors, one is automatic, power and light.

Gardens There are gardens to all sides of the property with large side lawned sections of garden with mature trees and shrubs, screened by fence panelling with rear section of garden with large paved terraced area, shaped lawned areas, screened by mature trees and shrubs and fence panelling.

EPC Rating: Band D.





Threals Copse, West Chiltington, Pulborough, RH20



Approximate Area = 2540 sq ft / 235.9 sq m
 Garage = 402 sq ft / 37.3 sq m
 Total = 2942 sq ft / 273.2 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: 1179584



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



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