



2, Corner Cottages | West Chilington Lane | Coneyhurst | RH14 9DL





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£700,000 GUIDE PRICE

Situated in the small hamlet of Coneyhurst is this impressive semi-detached family house that has been enlarged to give good sized family accommodation and set in its own gardens of approximately 0.15 of an acre with an additional area of woodland to the side. As well as three reception rooms there is a large kitchen/breakfast room, utility and cloakroom. On the first floor are three good sized bedrooms, with the main bedroom having an en-suite shower and there is a staircase from the landing leading to a store/loft room. The bathroom has a period style suite with a ball and claw bath. To the outside the wonderful gardens are managed with an element of nature in mind with insects and birds encouraged by the array of planting. There is a brick built outbuilding and a particular feature is a further detached brick built summerhouse and workshop that could have numerous other uses with a timber built store to its side. Directly to the side of the garden is an area of woodland amounting to 0.12 of an acre and fronting onto West Chiltington Lane.



Pillared Entrance Canopy

Quarry tiled floor, front door leading to:

Hall

Turning staircase to first floor with ornate wooden balustrade, radiator, wood laminate floor, door to:

Dining Room

Cupboard with fitted shelving over, covered radiator, double opening doors leading to rear garden, archway to:

Living Room

Centrepiece open fireplace with raised hearth, covered radiator.

Study

Door to garden, radiator.

Kitchen/Breakfast Room

A triple aspect room with outlook over gardens and comprising: wooden worksurface with enamel sink unit and mixer tap having base cupboards under, further worksurface to side with base cupboard and drawer beneath and space for dishwasher, space for fridge with storage above, space for Range cooker, further worksurface with base cupboards and drawers beneath, several eye-level cupboards incorporating glass fronted display, space for large dining table, radiator, understairs cupboard.

Utility

Worksurface with inset sink unit with mixer tap having base cupboard under, space and plumbing for washing machine and tumble dryer, space for freezer, radiator, window with outlook over garden, door to outside.

Cloakroom

WC, wash hand basin with storage under, radiator.

Landing

Split-level with a window facing the front.

Bedroom One

Triple aspect, radiator, recessed storage, door to:

En-suite Shower

Tiled shower cubicle with mixer shower, wash hand basing with storage under, w.c., tiled floor, heated towel rail.

Bedroom Two

Fireplace with tiled hearth, radiator, built-in wardrobes with storage over.

Bedroom Three

Radiator.

Family Bathroom

A period style suite comprising: ball and claw bath with mixer tap and hand held shower attachment, pedestal wash hand basin, w.c., panelling at half height to walls, radiator, tiled floor, airing cupboard housing pressurised hot water tank, heated towel rail.

From the Hall there is a door concealing a staircase that leads to:

Loft Room

With a boarded floor and skylight window.

Outside

The property is approached by a five bar gate that leads to a shingle drive providing parking. There is a good sized front garden with a central path leading to the front door and areas of garden to either side with well stocked

flower and shrub beds. Wide side access with gate leading to the:

Side and Rear Garden

A wealth of natural and extensive planting encouraging birds and insects into the garden. In more detail this comprises of good sized areas of lawn with large flower beds and borders, adjacent the property is a large patio with a brick path beyond leading towards the rear boundary where there is a brick built store. There is a further brick paved patio.

Brick Built Summerhouse and Store

This impressive building has a pitched and tiled roof and has been insulated and could have numerous uses with a workshop to the rear.

Woodland Area

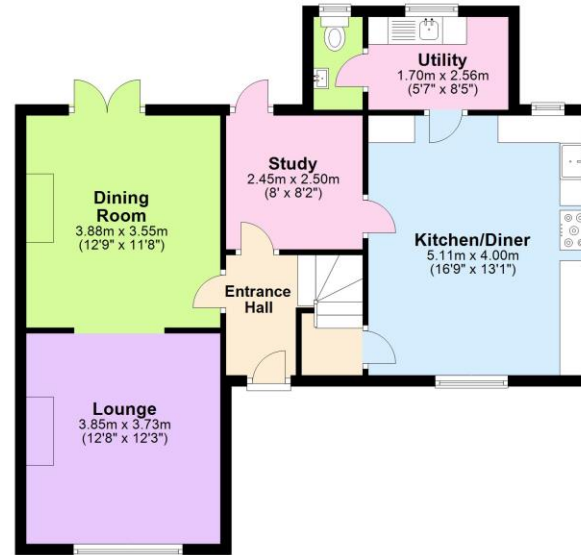
Sited directly to the side of the formal garden is an area of woodland amounting to approximately 0.12 of an acre, with the front boundary being marked by post and rail fence and fronting onto West Chilton Lane. The woodland has a covenant in place to restrict future development.



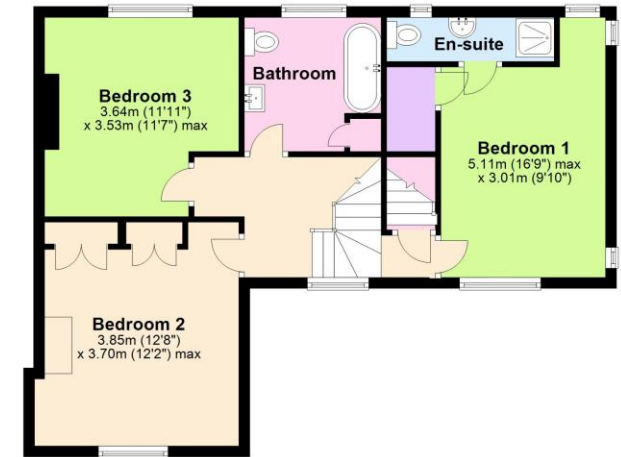
EPC RATING= E.
COUNCIL TAX= E.



Ground Floor
Approx. 62.6 sq. metres (673.9 sq. feet)



First Floor
Approx. 60.4 sq. metres (650.6 sq. feet)



Total area: approx. 123.0 sq. metres (1324.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



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Managing Director:
Marcel Hoad



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