



Price Range £675,000 - £700,000
Spinney Lane, West Chiltington, West Sussex

kw **MARTIN**
LUNDY-LESTER



Spinney Lane, West Chiltington, West Sussex, RH20 2NX

Reginald Fairfax Wells was a well known London based architect who, in the 1920s and 1930s, designed and built about two hundred homes across Kent and Sussex. Seventy or so of these unique "Wells Cottages" were built in West Chiltington, all standing within good sized plots and in the style of 17th Century properties, originally with thatched roofs, quirky-shaped rooms and intriguing eyebrow windows.

One such cottage is this. Set along a beautiful private lane, this detached two / three bedroom home offers a warm, welcoming feel with flexible accommodation set over two floors. The mature garden wraps all the way around the property and offers a good degree of peace and seclusion. Offered chain free, the property benefits from wonderful walks straight from the front door, including to the nearby Roundabout Hotel which is only a few minutes away and a great place to pop to for lunch or dinner.

The current owner has modernised and improved the cottage, which offers a lovely L-shaped lounge, separate dining room / third bedroom and a kitchen with space for a table and chairs. There is a ground floor bathroom. Upstairs, the principle bedroom features built in wardrobes and some useful eaves storage, whilst bedroom two also has fitted wardrobes, an ensuite shower room and further eaves storage. The driveway will accommodate a number of vehicles and there is a detached garage, plus almost 180 sq ft of outbuildings. In total, the property offers nearly 1500 sq ft of space.

Commuters will appreciate the easy access to London and Gatwick from Pulborough mainline railway station, approximately three and a half miles away. There is a lovely, friendly primary school on the other side of West Chiltington, with older children catching a school bus to either The Weald or Steyning Grammar. There are plenty of shops, country pubs and restaurants within a few minutes drive, with medical centres at both Pulborough and nearby Storrington villages.



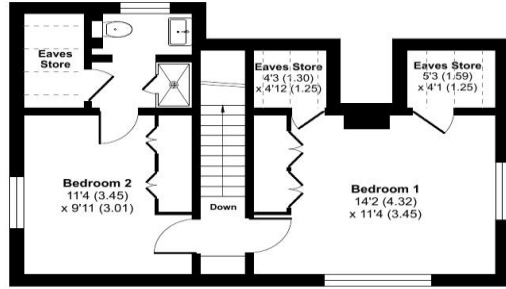


Spinney Lane, West Chiltington, West Chiltington, RH20

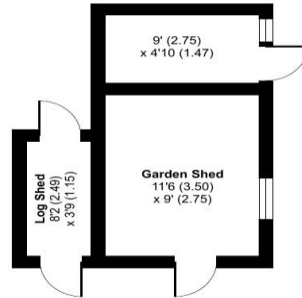
Approximate Area = 1098 sq ft / 102 sq m
 Limited Use Area(s) = 72 sq ft / 6.6 sq m
 Garage = 150 sq ft / 13.9 sq m
 Outbuildings = 179 sq ft / 16.6 sq m
 Total = 1499 sq ft / 139.1 sq m
 For identification only - Not to scale



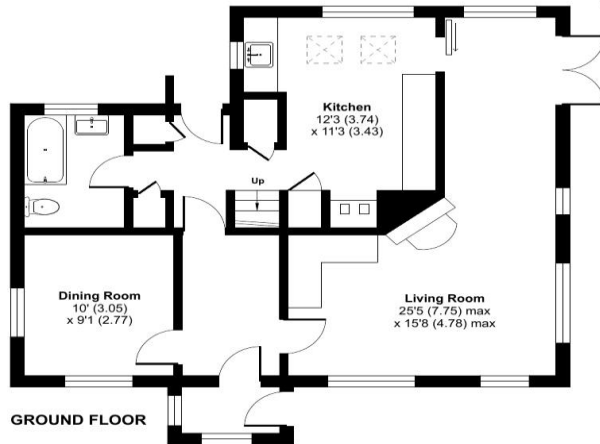
Denotes restricted head height



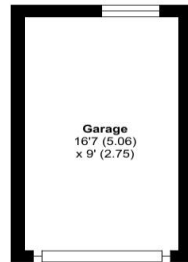
FIRST FLOOR



OUTBUILDING 1 / 2 / 3



GROUND FLOOR



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1190624

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | 36 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.