



Grange Barn, 3 Grange Park | Threals Lane | West Chiltington | RH20 2RF

 **FOWLERS**
ESTATE AGENTS



Grange Barn, 3 Grange Park

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

GUIDE PRICE £1,750,000 TO £1,950,000

This magnificent 4/5 bedroom house delivers a luxurious family home in a beautiful location and is finished to a very high standard. Centrally located is a sitting room with a “wow factor” vaulted ceiling and floor to ceiling windows providing stunning rural views. The spacious kitchen/dining room is perfect for entertaining, with the addition of bifold doors leading out to the large landscaped garden. There is also a snug, utility with large fitted cupboard, cloakroom and two bedrooms, both with beautifully fitted ensuites. To the first floor you will find an open landing, a wonderful viewing point to fully appreciate the grandeur of this exceptional space. There are two further bedrooms both with ensuites. Outside there is plenty of space for parking along with covered parking facilities. The landscaped gardens wrap around this beautiful house, with stunning rural views beyond. Also provided is a 7KW EV charging point and 1.4KW PV panels.

- Magnificent family home boasting approx. 3600 sq ft
- All 4 bedrooms benefitting from ensuites
- Incredible vaulted central ceiling with floor to ceiling windows
- Bespoke kitchen with bifold doors leading out to patio and garden
- Sitting room with wood-burning stove
- Snug/Bedroom Five with double aspect
- Utility with walk-in pantry
- Landscaped garden with picturesque countryside views
- Chain free and ready for immediate occupation
- Ample parking
- EV charging point and PV panels
- Double covered Parking and ample additional parking
- Stunning rural views beyond

Entrance Hall: A welcoming space that sets the tone for the rest of the home, featuring full height ceilings, huge windows, bifold doors enjoying the scenic views.

Cloakroom: Conveniently located on the ground floor.

Large Separate Living Room: A wonderful double aspect room, perfect for relaxing by the wood-burning stove and enjoying the barn style feel of this property.

Kitchen/Dining Room: This expansive, open-plan area is the heart of the home. The kitchen is fitted with elegant Shaker-style units, complemented by a large waterfall island with a granite worktop. High-quality Bosch appliances, including a full-size fridge and freezer, double oven, multi-function microwave, and induction hob, extractor fan and a drinking water filter add to the convenience. The dining area is generously sized, easily accommodating a large table, with bifold doors leading to a spacious patio-ideal for indoor-outdoor living.

Utility Room: Located just off the kitchen, this space includes granite work surfaces, ample storage, a single sink, and a walk-in pantry.

Snug/Bedroom Five: A double aspect "snug" overlooks to the front of the property

Bedroom 3: Large double bedroom with built in wardrobe and ensuite, shower room

Bedroom 4: Double bedroom with walk through wardrobe and ensuite, shower room.

First Floor:

Bedroom 1: This lovely room offers stunning views of the countryside. It includes a dressing area with an extensive range of built-in wardrobes.

En-Suite Bath/Shower Room: A wonderful room with high-end finishes.

Bedroom 2: Again with stunning views, this bedroom also features built-in wardrobes.

En-Suite Bath/Shower Room: Beautifully tiled with Amtico flooring, offering both style and comfort.

Outside

This property is set within its own generously sized garden, offering a large patio area that perfectly captures the stunning rural views.

The property also includes a garage with two covered parking spaces, ample parking at the front, and provisions for an electric car charging point, with power and lighting already connected.

Additional Information Carpeting in all bedrooms ensures comfort, while Amtico flooring throughout the downstairs areas adds a touch of sophistication and durability. Part of an exclusive development of just five unique homes, surrounded by scenic countryside, this location offers immediate access to picturesque walks, making it a perfect retreat for nature lovers. Each plot is generously sized, providing stunning views of the surrounding landscape.

Amenities Local Area: West Chiltington is a highly sought-after and picturesque village, featuring three pubs, two local stores with post offices, and a variety of sports and recreational clubs. Just 2 miles away, Storrington offers a wider range of amenities, including local shops and a Waitrose supermarket.

Towns And Cities: Horsham just 13 miles away, Brighton 22 miles, and London 52 miles.

Transport Links: The property is well-connected, with Pulborough station only 4 miles away, providing direct services to London Victoria. The A24 and A23 offer easy access to London, Gatwick Airport, and the national motorway network.

Schools: The area boasts excellent educational facilities, including St Mary's Church of England Primary, West Chiltington Primary, The Weald, and Steyning Grammar secondary schools. Additionally, there is a selection of esteemed private schools nearby.

Leisure: The South Downs National Park, just 2.5 miles to the south, offers a wealth of outdoor activities, including walking and cycling through some of the country's most stunning landscapes. Nearby, you'll find West Sussex Golf Course in Pulborough, polo at Cowdray Park, and horse racing at Fontwell and Brighton.

Other Attractions include the RSPB Bird Sanctuary in Pulborough and theatres in Horsham, Guildford, and Chichester.

Additional Information - Services (not verified): Mains electricity and water, private drainage, oil-fired central heating.

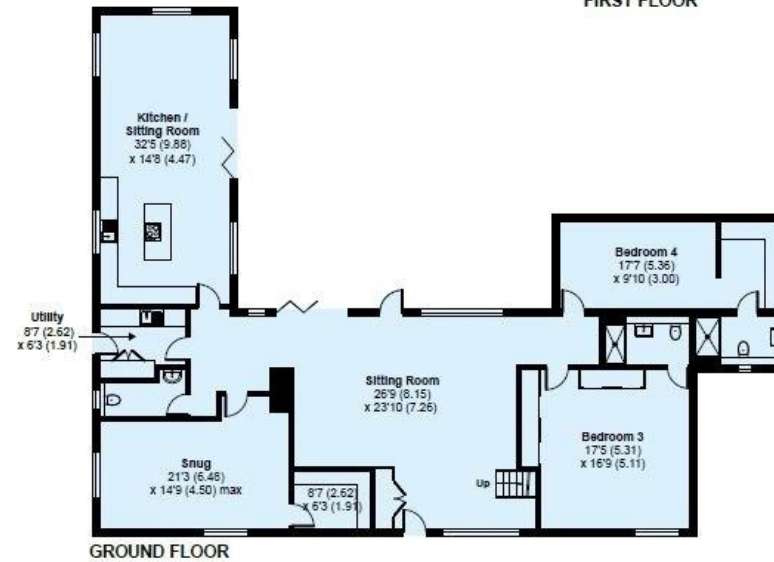
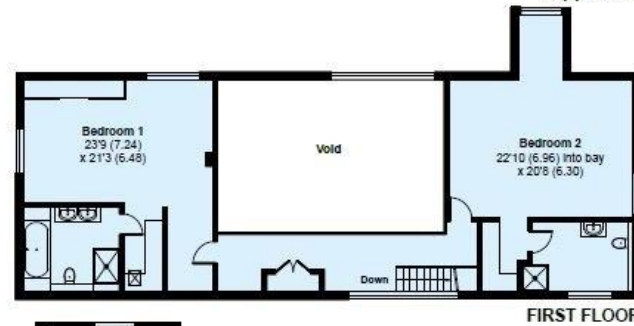
Tenure: Freehold
EPC Rating: Band C.
Council Tax Band: To be confirmed



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Approximate Area = 3613 sq ft / 335.6 sq m (exclude void)

For identification only - Not to scale



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



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