



Courtyard House, 2 Grange Park | Threals Lane | West Chilmington | RH20 2RF





Courtyard House, 2 Grange Park

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PRICE GUIDE £1,250,000 TO £1,350,000

Away from the hustle and bustle is this stunning 4 bedroom bespoke house offering spacious high spec accommodation within a quiet setting and beautiful countryside views. Courtyard House has a large kitchen/dining/sitting room with a log burner and bifold doors out on to the large patio and landscaped garden. The bespoke kitchen has a high end finish with Bosch appliances and granite work surfaces. There is a separate lounge, a utility room and cloakroom. On the first floor the principal suite provides floor to ceiling windows along one wall framing the stunning views, an ensuite and a dressing area. The second bedroom also benefits from an ensuite along with fitted wardrobes. There is a further family bathroom servicing bedrooms 3 & 4. On the landing there are two large storage cupboards. The property also includes a garage and two covered parking spaces along with an additional park space. Other benefits are a 7KW EV charging point and 1.3KW PV panels and an EPC rating of B.

- Stunning 4 bedroom house in a gorgeous location
- Peaceful countryside views
- Large kitchen/diner with granite work surfaces and Bosch appliances
- Bifold doors from the kitchen/diner out onto the large patio
- Cloakroom and utility with ample storage
- Bedroom 1 with ensuite, dressing area and full height windows providing incredible views
- Bedroom 2 also has an ensuite and there is a family bathroom
- A garage, two covered spaces and one space in front of the property
- Landscaped gardens and stunning countryside views
- EV charging point and 1.3KW PV panels
- No chain and ready for immediate occupation
- Rural Setting

Entrance Hall: A welcoming space that sets the tone for the rest of the home.

Cloakroom: Conveniently located on the ground floor.

Large Separate Living Room: A beautiful triple-aspect room, with a wood-burning stove.

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, make this a cook's dream. A remote-controlled 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.

First Floor:

Bedroom 1: This luxurious bedroom offers four large full-length double-glazed windows that make the most of the stunning views of the countryside. It includes a dressing area with an extensive range of built-in wardrobes.

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

Bedroom 2: Overlooking the neighboring farmland, this bedroom also features built-in wardrobes.

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

Two additional Double Bedrooms: Both rooms enjoy superb views of the surrounding landscape.

Family Shower Room: A stylish and functional space for family use.

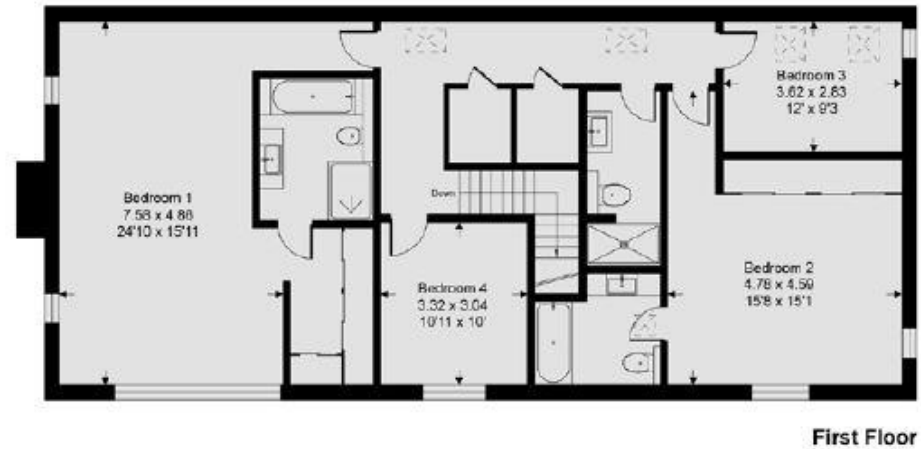
Outside

This property is set within its own generously sized garden, offering a large patio area that perfectly captures the serene rural views. The property also includes a garage with two covered parking spaces, an additional parking space at the front, and provisions for an electric car charging point, with power and lighting already connected.



2 Grange Park, Threals Lane, West Chiltington, West Sussex, RH20 2SF

Approximate Gross Internal Area = 255 sq m / 2742 sq ft



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



Managing Director:
Marcel Hoed

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