



Courtyard Barn, 1 Grange Park | Threals Lane | West Chiltington | RH20 2RF





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PRICE GUIDE £1,150,000 TO £1,250,000

Set within the beautiful and private location of West Chiltington, Courtyard Barn offers comfortable accommodation inside and out. There are 4 double bedrooms each with fitted wardrobes, the main bedroom having a dressing area. Bedrooms 1 & 2 are located on the ground floor, providing comfortable living accommodation suitable for a multigenerational family. There are three beautifully fitted bathrooms, two of which are ensembles. Also on the ground floor is a cloakroom and utility/boot room with ample storage and a door leading out to the rear garden. The magnificent well designed kitchen providing Bosch appliances and granite worktops has bifold doors leading out to the fabulous garden and tranquil countryside views. There is a large block paved driveway along with a double car barn providing parking for ample numerous cars along with 7KW EV charging point. Other ECO credentials are EPC B rating and 0.8KW PV panels.

- Four double bedrooms with fitted wardrobes
- Utility/Boot Room with large storage cupboard
- Two ensuite, plus a family bathroom
- Double Car Barn & EV charging point
- Open plan kitchen/dining/sitting room with log burner
- Cloakroom
- Landscaped garden with beautiful countryside views
- End of chain/immediate occupation
- Bosch appliances & granite worktops
- Two sets of bi-fold doors to patio and garden
- Off road parking for several cars
- Tranquil Countryside Views

Key Features of the Property:

Entrance Hall: As you enter into the home, there is an adjacent cloakroom and a separate utility/boot room.

Utility/Boot Room: Fitted with granite work surfaces, ample cabinets above and below, a single sink, and space for a washing machine and tumble dryer. This room also provides access to the rear patio and garden, and includes a large, practical storage cupboard.

Kitchen/Dining Room: A stunning open-plan space featuring Shaker-style fitted units, ambient lighting, and a large waterfall island topped with granite. High-end Bosch integrated appliances, including a full-size fridge, freezer, double oven, multi-function microwave, and induction hob with a remote-controlled extractor fan, make this kitchen a chef's delight. The kitchen sink is strategically placed beneath a window that frames views of the garden and fields beyond. The dining area is spacious, comfortably

accommodating a large table, and opens via bifold doors onto a generous patio.

Feature Wood-Burning Stove:

Centrally positioned and open on both sides, this stove adds warmth and charm to both the dining area and the adjoining sitting room.

Double-Aspect Sitting Room: A very light room which also opens onto a patio area, offering picturesque views of the surrounding countryside.

Ground Floor Bedrooms: Both bedrooms are doubles, accessed from the sitting room.

Bedroom 1: Includes a dressing area with a range of built-in wardrobes and an en-suite bath/shower room.

Bedroom 2: Overlooks the front garden and features built-in wardrobes and an en-suite shower room with a double shower. Both en-suites are beautifully appointed with tiled walls and Amtico flooring.

First Floor:

Bedroom 3: A spacious double bedroom with integrated wardrobes and Velux windows.

Bedroom 4: Another good sized bedroom with Velux windows.

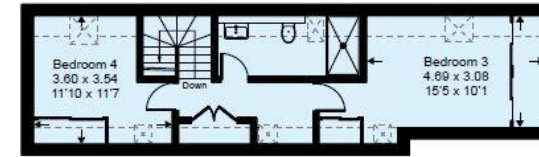
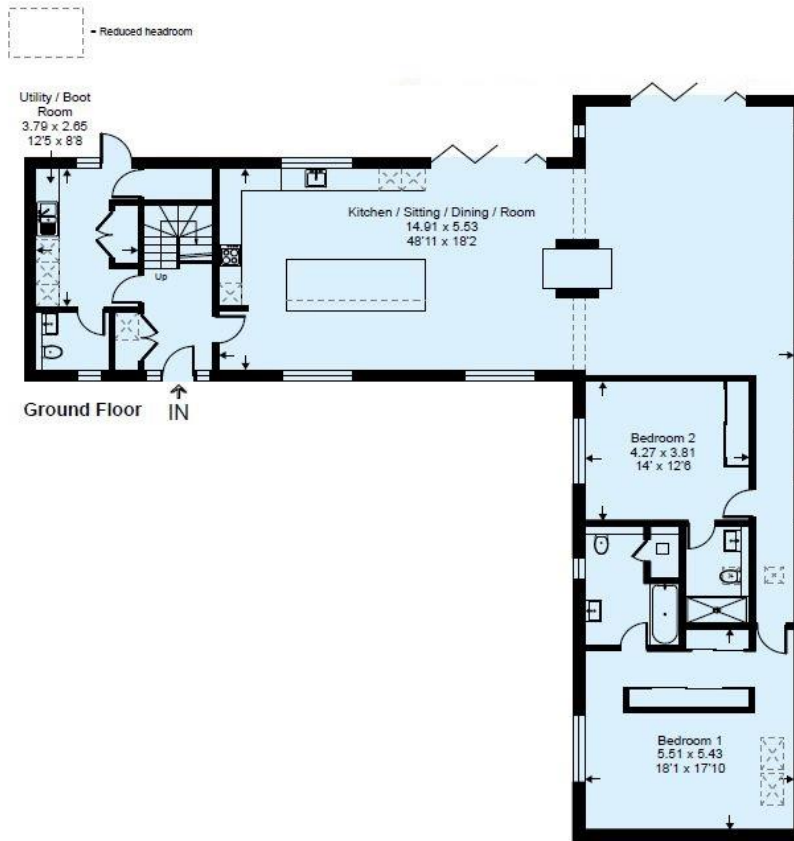
Family Bathroom: Luxury bathroom with a large walk-in shower, tiled walls, and Amtico flooring.

Linen Cupboard: Conveniently located on the landing for additional storage.

External Features

The property is set within its own expansive garden, featuring a large patio area that captures stunning rural views. The outdoor space includes an exterior water tap and power points. A brick driveway leads to a Double Car Barn with power and lighting, and provisions are in place for an electric car charging point.





First Floor



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



Managing Director:
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