



Firtops | Grove Lane | West Chiltington | West Sussex | RH20 2RD





# Firtops

Grove Lane | West Chiltington | West Sussex | RH20 2RD

GUIDE PRICE £1,700,000

Constructed circa 1928, this substantial Wells cottage occupying this enviable position within one of West Chiltington's highly regarded leafy lanes, set behind electric wooden gates and within approximately 0.68 of an acre. Internally, the accommodation extends to 3223sqft and comprises: six bedrooms in total, on the ground floor is a sitting room with feature multi-fuel stove with an attractive period arched door leading to the gardens, dining room, open plan kitchen/dining room leading to a family room, garden room, study, cloakroom, ground floor guest suite with en-suite shower room, first floor master bedroom with en-suite and adjoining sun terrace and a family shower room. Outside, there is extensive parking to the front leading to a detached garage and car port; there are beautiful gardens to all sides of the property with a heated swimming pool and large stone paved terrace offering a high degree of seclusion.

- Substantial Wells Cottage
- Located in a private leafy lane
- Retaining many original features
- Tranquil setting set in approx. 0.68 of an acre
- Six Bedrooms
- Extending to 3223sqft
- Sitting Room with feature multi-fuel stove
- Dining Room
- Kitchen/Breakfast Room
- Family Room
- Garden Room, Study
- Ground Floor Guest Bedroom & En-suite
- Main Bedroom with En-suite and Sun Terrace
- Beautiful, landscaped Gardens
- Swimming Pool
- Detached Garage and Car Port





**Entrance** Solid wood front door to:

**Entrance Vestibule** Part glazed door leading to:

**Reception Hall 11' 8" x 11' 0 maximum"** (3.56m x 3.35m) Feature open fireplace with brick surround and oak mantel over, radiator, stone flooring, built-in cloaks cupboard.

**Sitting Room 22' 2 maximum" x 17' 7"** (6.76m x 5.36m) Feature exposed beams, cast iron multi-fuel stove with stone surround and hearth with oak mantel over, three radiators, period arched double doors leading to gardens.

**Garden Room 19' 3" x 8' 0 (5.87m x 2.44m) plus further area of 12' x 6'1" (3.66m x 1.84m)** Stone flooring, radiator, dual aspect room with double glazed double doors leading to terrace and gardens.

**Dining Room 18' 6" x 12' 1"** (5.64m x 3.68m) Feature exposed ceiling beams, radiator, twin set of arched leaded light double glazed windows overlooking gardens.

**Ground Floor Cloakroom 6' 0" x 5' 9" (1.83m x 1.75m)** W.C., pedestal wash hand, part panelled walls, separate cupboard housing hot water cylinder (located next to cloakroom).

**Ground Floor Guest Suite/Bedroom Two 21' 9" x 10' 0"** (6.63m x 3.05m) Radiator, arched double glazed leaded light double doors leading to garden, door to:

**En-Suite Wet Room 11' 11" x 4' 8" (3.63m x 1.42m)** Overhead chrome soaker and separate shower attachment, Japanese toilet, wall-mounted wash hand basin, heated chrome towel rail.

**Study 11' 8" x 11' 0 maximum"** (3.56m x 3.35m) Built-in storage cupboards and shelving, leaded light double glazed windows, radiator.

**Superb Open Plan Kitchen/Breakfast Room/Family Room**

**Kitchen/Breakfast Room Area 18' 6" x 10' 4" (5.64m x 3.15m)** Bespoke fitted kitchen, range of solid block working surfaces with groove drainer and twin Butler sink with mixer tap, built-in crockery display units with drawers and cupboards under, inset four ring 'Bosch' hob with extractor over, recessed area suitable for housing American style fridge/freezer, built-in fan assisted 'Bosch' electric oven and separate grill, radiator, exposed oak beams, oak style flooring, peninsula fitted breakfast bar with under-seating area.

**Family Area 20' 5" x 14' 1" (6.22m x 4.29m)** Oak flooring, fitted gas coal effect fire with stone surround, radiator, bi-folding double glazed doors to terrace and gardens, door to walk-in larder cupboard.

**Laundry Room** Space and plumbing for washing machine, door accessing:

**Covered Storage Area 25' 2" x 6' 11" (7.67m x 2.11m)** Housing oil tank, doors leading to front and rear gardens and door accessing garage.

**Stairs to:**

**First Floor Landing** Access to loft space.

**Inner Hallway** Built-in shelved linen cupboard, leading to:

**Bedroom One 18' 6" x 11' 11" (5.64m x 3.63m)** Double glazed leaded light windows, walk-in wardrobe and eaves storage area, door to:

**Sun Terrace 41' 4" x 22' 7" (12.6m x 6.88m)** Wrought iron balcony.

**En-Suite Bathroom 8' 9" x 8' 4" (2.67m x 2.54m)** Bath with monobloc tap, wall-mounted wash hand basin with toiletries drawers under and monobloc tap, separate enclosed shower with overhead soaker and separate shower attachment, w.c., heated chrome towel rail, fully tiled walls, tiled flooring with underfloor heating.

**Bedroom Three 14' 6" x 9' 8" (4.42m x 2.95m)** Dual aspect leaded light windows, radiator, built-in wardrobe cupboards.

**Bedroom Four 9' 10" x 8' 9" (3m x 2.67m)** Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

**Bedroom Five 10' 2" x 7' 4" (3.1m x 2.24m)** Radiator, leaded light double glazed windows, built-in wardrobe cupboards.

**Family Shower Room 6' 7" x 4' 11" (2.01m x 1.5m)** Enclosed shower, semi-circular shower unit with fitted independent shower, inset wash hand basin, heated chrome towel rail, w.c.

**Bedroom Six 10' 11" x 7' 4" (3.33m x 2.24m)** Radiator, leaded light double glazed windows.

**Outside**

**Parking and Driveway** The front of the property is approached by a private driveway via automatic electric solid wood double gates leading to extensive parking area for several vehicles leading to:

**Single Garage 29' 4" x 10' 1" (8.94m x 3.07m)** Double opening doors, two windows.

**Additional Car Port 20' 7" x 12' 1" (6.27m x 3.68m)** Door leading to:

**Log Store 12' 1" x 5' 1" (3.68m x 1.55m)**

**Rear Garden** Beautifully kept gardens with stone paved pathways with section of shaped lawned area, screened by attractive flower and shrub borders, steps up to a raised terrace with outside lighting, heated swimming pool with roller cover, pool plant room housing pump and filtration system. There is a further section of garden which offers a high degree of privacy with stone paved terraced areas, a further lawned area which is all screened by attractive flower and shrub borders, mature trees and shrubs and fence panelling.

**Agents Note:** A current section of the plot is currently in the legal process of possession.

**Directions** 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:  
<https://what3words.com>  
[///committee.relaxing.judges](https://committee.relaxing.judges)

**EPC Rating:** Band D.

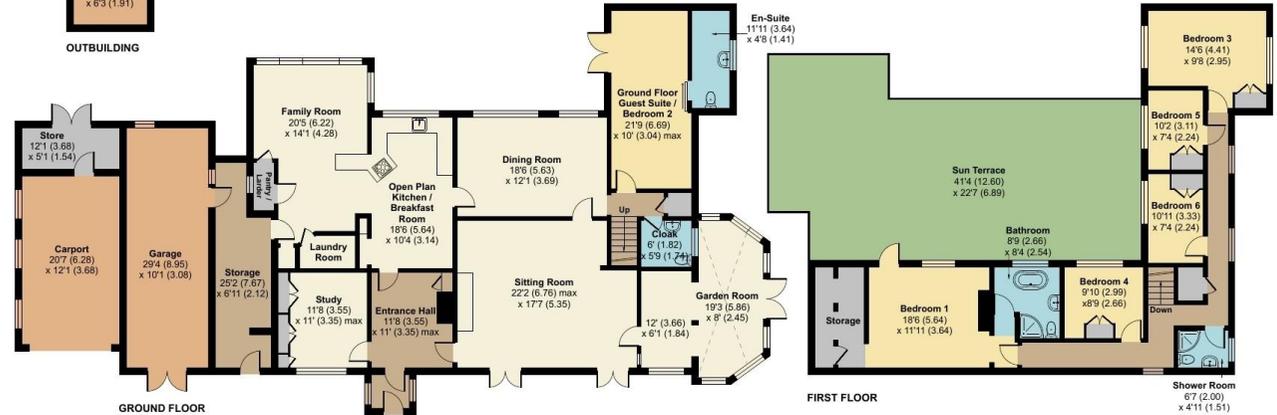


# Grove Lane, West Chiltington, Pulborough, RH20

Approximate Area = 3223 sq ft / 299.4 sq m  
 Garage = 297 sq ft / 27.5 sq m  
 Outbuilding = 118 sq ft / 10.9 sq m  
 Carport = 249 sq ft / 23.1 sq m  
 Total = 3887 sq ft / 361.1 sq m  
 For identification only - Not to scale



OUTBUILDING



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Fowlers Estate Agents. REF: 1305688



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



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

[www.fowlersonline.co.uk](http://www.fowlersonline.co.uk)

[storrington@fowlersonline.co.uk](mailto:storrington@fowlersonline.co.uk) 01903 745844

Managing Director:  
Marcel Hoad MRICS

### Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.