



Common Hill, West Chiltington, West Sussex RH20







Common Hill, West Chiltington, West Sussex RH20

Guide Price £1,350,000 Freehold

ID: 76308

Storrington 2.2 miles, Pulborough 2.8 miles, Worthing 11.3 miles,  
Horsham 13.3 miles, Chichester 19.4 miles, Gatwick Airport 29.1 miles

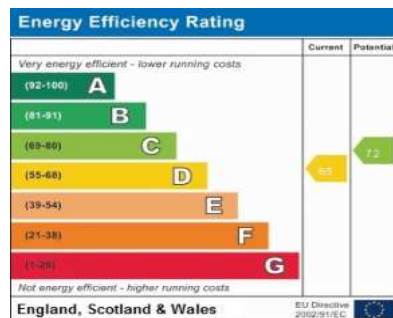


- Substantial detached property
- Versatile accommodation
- Integral two bed annex
- Generous plot of half an acre
- Triple bay garage and car port
- Off road parking
- Beautiful landscaped gardens
- Mainline station at Pulborough

## Directions

On entering the village of West Chiltington proceeding up Common Hill, the property will be found towards the brow of the hill on the right hand side.

What3words ///chap.cluttered.barrel



## The Property

This spacious and versatile 'Arts and Craft' style property offers extremely generous accommodation which has the added attraction of an annex option to one side or for use as a whole. Inside, the property benefits from many character features including solid wood floors, brick built fireplaces and picture rails. The property has also been further enhanced by later more modern additions including a large vaulted kitchen/dining area, annex and large garden room overlooking the rear of the property. From the ornate storm porch, you enter into the reception hall with a hobbies room to the right, ground floor cloakroom, door to separate dining room and to the left a door leads through to a cosy separate 'Snug' with brick built fireplace ideal for Winter's evenings. Thereafter there is a door leading through to the generous kitchen/diner with a wonderful vaulted breakfast room off the kitchen with door leading out onto private terrace. To the rear of the reception hall a door leads through to a spacious sitting room complete with open feature fireplace and access through to the double aspect garden room. To the rear of the sitting room double doors lead out onto the rear garden. To complete the ground floor accommodation, there is a self-contained two bedroom annex which can be used separately for relatives or as a potential income stream such as Air B&B, or simply as part of the main house. To the first floor, there is a large principal bedroom with views over the gardens, two separate dressing areas and a en-suite bathroom. Thereafter, there is a further en-suite guest bedroom along with two further bedrooms both sharing a 'Jack & Jill' bathroom.

## Outside

The Set back from the road the property sits in a generous plot measuring approximately half an acre. With all the various features found on an Arts & style property, including brick and tile hung elevations, beamed and white washed facia, stone inset and large Tudoresque style chimneys, the property cuts a commanding figure.

To the front there is a large off road parking area for numerous vehicles and access to the triple bay timber garage and additional car port to one end. The extensive garaging is ideal for car enthusiasts or for those who simply want extensive storage space. Side gates on both sides of the property lead through to the extremely generous rear garden with expansive sun terrace, large expanse of lawn with mature flower and shrub borders and Gazebo seating area to the rear of the garden which enjoys the afternoon and evening sun. The property also benefits from local village shops and post office and transport links all within short distance.





To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)





## Situation

West Chiltington is a sought after village enjoying a semi-rural atmosphere yet having local shops, primary school, parish church and a post office. The village lies approximately three miles east of Pulborough, which has a mainline railway station with services to central London. There are good links to the national road network as the A29 and A283 cross at Pulborough. The larger village of Storrington is about three miles to the south and enjoys an attractive setting at the foot of the South Downs National Park and is conveniently close to the A24 providing access to Horsham and Worthing. Both Pulborough and Storrington offer local shopping facilities, with a Waitrose store in Storrington and Tesco and Sainsbury's in Pulborough and other amenities including cafes, a bank, doctors, dentists, schools and churches of various denominations.

## Sporting and recreation

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Squash courts also in Storrington together with the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbour with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Wiggonholt Brooks between Pulborough and Storrington.

## Services

All mains services are connected.  
According to Ofcom for this address Ultrafast broadband is available.  
Highest download speed is 1000 Mbps.

## Council Tax

Please contact Horsham District Council 01403 215100. Tax band G.

## Viewing

Viewing strictly by appointment through GL & Co. Telephone 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

## In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.





To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)





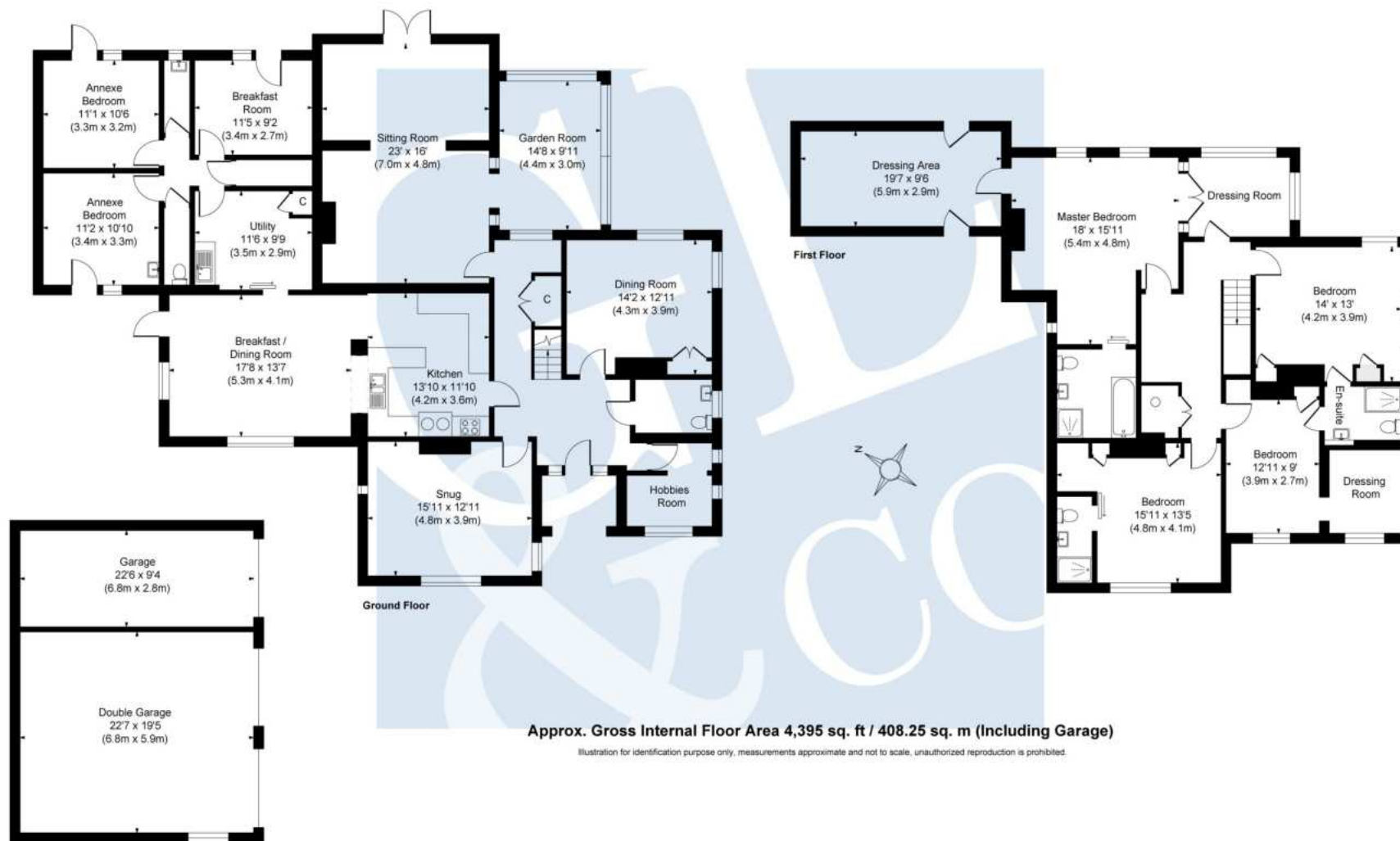


To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)







Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.