

Lantana, Silverwood Copse, West Chiltington, West Sussex RH20 2NQ

GL & CO ESTATE AGENTS

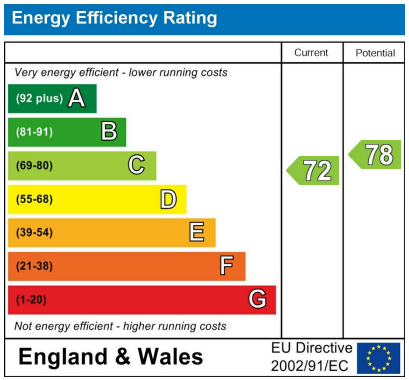

PRIVATE
CUL-DE-SAC
NO
TURNING
AREA
20
SILVERWOOD COPSE
PRIVATE
CUL-DE-SAC

Lantana, Silverwood Copse,
West Chiltington, West Sussex RH20 2NQ

Guide Price £920,000 Freehold

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- VERSATILE ACCOMMODATION
- EXTREMELY WELL PRESENTED
- POPULAR PRIVATE RESIDENTIAL DEVELOPMENT
- INTEGRAL DOUBLE GARAGE
- AMPLE OFF ROAD PARKIING
- PRIVATE AND MANAGEABLE LANDSCAPED REAR GARDEN



ACCOMMODATION

Entrance porch * Entrance hall * Sitting room *Drawing room * Dining area * Kitchen/breakfast room * Utility room * Three ground floor bedrooms * Dressing room and en-suite bathroom to principal bedroom * First floor family bathroom * Two first floor double bedrooms * Integral double garage * Off road parking * Landscaped gardens * Large greenhouse * EPC rating C

DIRECTIONS

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THE PROPERTY

The property is entered via a light and spacious entrance hall with hard flooring and floor to ceiling frosted panels either side of the door. To the right, stairs lead up to the first-floor landing with access to two good sized double bedrooms. To the left of the landing steps lead to a beautifully appointed raised reception room, a particular feature of the property, ideal as day room or play room with windows to front and rear.

Thereafter, a further set of steps leads down to three further good-sized bedrooms with the benefit of built-in storage and wardrobes to bedrooms two and three both being serviced by the ground floor shower room complete with sauna. Further down the lower landing you reach the generous principal bedroom suite comprising of separate dressing area with extensive built-in wardrobes and storage and a well-appointed en-suite shower room with walk-in double shower and under floor heating. To the rear of the bedroom, sliding double doors lead out onto a private patio to enjoy the morning sun.

To the rear of the property, the inner hall leads to the courtesy door through to the good sized double garage and further door to separate utility area with matching wall and base mounted units and space and plumbing for appliances. From here you continue down the hall to an extremely well appointed modern fitted kitchen/breakfast room designed and installed by renowned specialists, Colliers which is another feature of the property. There is an expansive L-shaped counter with Corian work tops, sink and drainer, gas hob with extractor fan over and storage units beneath, matching wall and base mounted units and built-in Neff appliances. The tiled floor benefits from under floor heating and there is a breakfast bar and space for large kitchen/dining table for entertaining. To the far end of the kitchen, sliding double glazed doors lead out onto the private raised terrace area. To complete the internal accommodation there is a triple aspect spacious drawing room with views, a modern log burner and stone hearth and access via sliding double glazed doors to the landscaped rear garden.

OUTSIDE

To the front of the property there is a large off road parking area and access to the integral double garage. To the right of the generous parking area, steps led down to a charming walled garden with mature tree and shrubs and private seating area. From here a path leads to the side of the property and access to the private and manageable, beautifully landscaped rear garden. The rear garden is designed with low maintenance in mind and features lawn areas, with well stocked borders and two paved seating areas, one catching the morning sunshine and the raised terrace to enjoy the afternoon and evening sun. To the far side of the garden, a path leads round to a large ornate greenhouse, ideal for the green fingered.









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. 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, banks, 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 harbors 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 Superfast broadband is available.Highest download speed is 49 Mbps.

COUNCIL TAX

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

IN THE KNOW

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VIEWING

Strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk
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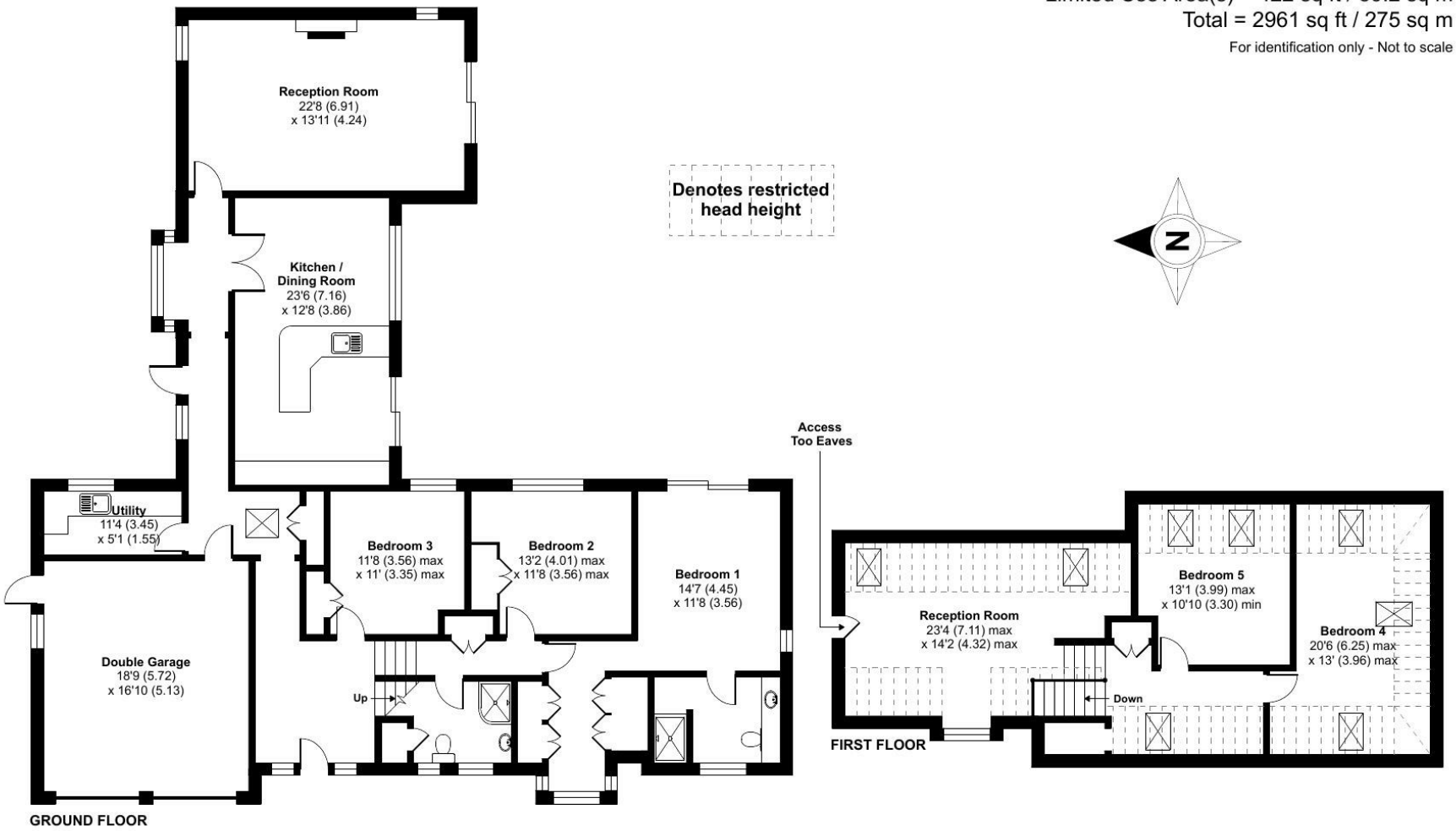






West Chiltington, Pulborough, RH20

Approximate Area = 2539 sq ft / 235.8 sq m (includes garage)
Limited Use Area(s) = 422 sq ft / 39.2 sq m
Total = 2961 sq ft / 275 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for GL&CO Estate Agents. REF: 1165689

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