

Downshurst, Common Hill, West Chiltington, West Sussex RH20 2NL

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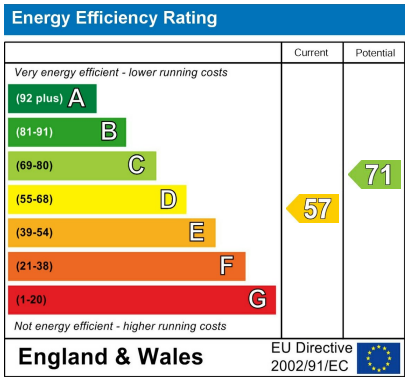


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West Chiltington, West Sussex RH20 2NL

Guide Price £1,100,000 Freehold

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- FIRST TIME TO THE MARKET IN OVER 50 YEARS
- ORIGINAL PERIOD FEATURES
- FOUR FIRST FLOOR BEDROOMS
- POPULAR VILLAGE LOCATION
- STUNNING PERIOD PROPERTY MEASURING NEARLY 3,500 SQ.FT.
- LANDSCAPED GARDENS
- GARAGING FOR THREE VEHICLES
- AMPLE OFF-ROAD PARKING



DIRECTIONS

what3words///engraving.skinning.pylon

THE PROPERTY

Coming to the market for the first time in over half a century, this stunning period house believed to date back to the early 1900's retains many Edwardian features, including ornate mosaic tiled entrance porch, high corniced ceilings, large Crittall windows, picture rails and feature fireplaces.

The property needs to be viewed to be appreciated and is entered via a stunning reception hall with large domed ceiling, solid oak flooring, feature fireplace and impressive turning staircase. Off the reception hall there is spacious dining room, a charming triple aspect drawing room packed with many period features and double doors leading out onto a south facing garden. For a cosier feel, there is a quaint snug/study to also enjoy a more informal evening. To the rear of the property there is a large and extended kitchen/breakfast room with access to boot room/utility and ground floor WC.

To the first floor, there are four good sized bedrooms. The principal bedroom benefits from ensuite facilities and dressing area and a door to the south facing balcony with views over the garden and South Downs National Park beyond. To the first floor landing there is also access to the family bathroom and good-sized traditional loft space with ornate windows and boarded flooring, ideal for storage.

OUTSIDE

The property is accessed via a long gravel driveway leading to the house and then onto the garaging to the rear. The large, landscaped gardens are a lovely feature of the property and a true gardener's delight, with established borders and flower beds with a host of mature shrubs and trees, including a famed Giant Sequoia.
Throughout the gardens there are various seating areas designed to enjoy the all day sunshine, as well as a fruit and vegetable garden and large purpose-built greenhouse adjoining the garage with mature grapevine within.

There is a single detached garage and further double detached garage together with a brick-built tool shed.









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 which is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. 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 and independent cafes in Storrington, with a Tesco and Sainsbury's in Pulborough and other amenities including 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. Also in Storrington is 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 Ultrafast broadband is available.
Highest download speed is 1800 Mbps.

COUNCIL TAX

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

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.

VIEWING

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

PHOTOGRAPHY

Please note that some of our external photos may have been seasonally adjusted with the use of AI.















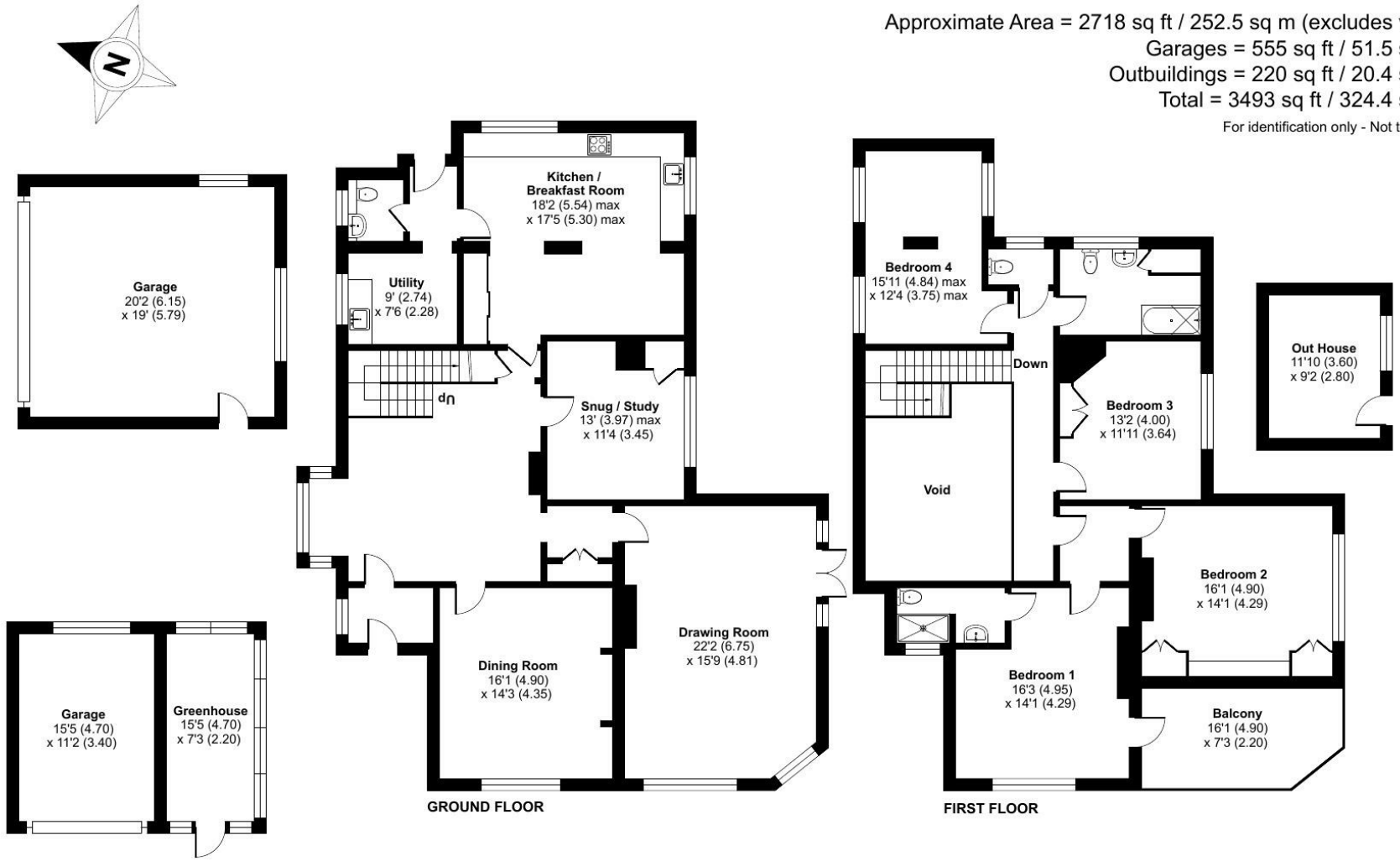






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Approximate Area = 2718 sq ft / 252.5 sq m (excludes void)
Garages = 555 sq ft / 51.5 sq m
Outbuildings = 220 sq ft / 20.4 sq m
Total = 3493 sq ft / 324.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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