



Aesculus, Chestnut Ridge, West Chiltington, West Sussex RH20 2SW

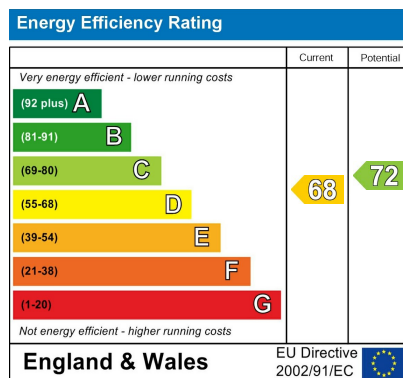


Aesculus, Chestnut Ridge, West Chiltington, West Sussex RH20 2SW

Guide Price £950,000 Freehold



- Detached 3/4 bedroom bungalow
- Immaculately presented home
- Ample parking available
- Close to local amenities
- Modern kitchen design
- South facing garden
- Quiet, peaceful area
- Private close of just three similar properties



THE PROPERTY

An immaculately presented three/four bedroom detached bungalow set in a quiet private close of just three similar properties with south facing rear garden, integral double garage and off-road parking close to local shops and transport links.

The property is entered via a light and spacious entrance hall with a separate dining room immediately to the right, which leads through to the sitting room with feature fireplace housing a wood burning stove and lovely southerly facing views over the beautiful hardscaped rear garden. There is also direct access onto the paved outside seating area via double doors directly from the sitting room. The entrance hall, dining room and sitting room feature solid oak flooring.

To the rear of the entrance a door leads through to the modern re-fitted kitchen with matching base and wall mounted units with built in AEG appliances and centre island with additional storage and sockets. A door gives access through to the separate utility room with further sink, built in freezer, work tops and door to rear garden. To the rear of the kitchen there is a delightful garden room offering further entertaining space with lovely views over the rear garden.

To the far end of the property is the sleeping accommodation with principal bedroom suite featuring an en-suite bathroom and walk-in wardrobe and storage area. There is a further guest bedroom with access to a 'Jack & Jill' shower room and built in wardrobes. Bedroom three, also with built in wardrobes is serviced by the extremely well appointed family shower room and bedroom four is currently used as a snug, which completes the internal accommodation.

OUTSIDE

The property is set at the end of a private quiet no through road housing just three similar properties close to local shops and amenities and transport link. To the front there is brick paved off road parking leading to attached double garage.

From here a side gate leads you through to the glorious south facing hardscaped gardens featuring various seating areas, well stocked flower and shrub beds, ornate paths leading to various sections of the garden and mature tree screening.



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 harbours 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 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 property particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

VIEWING

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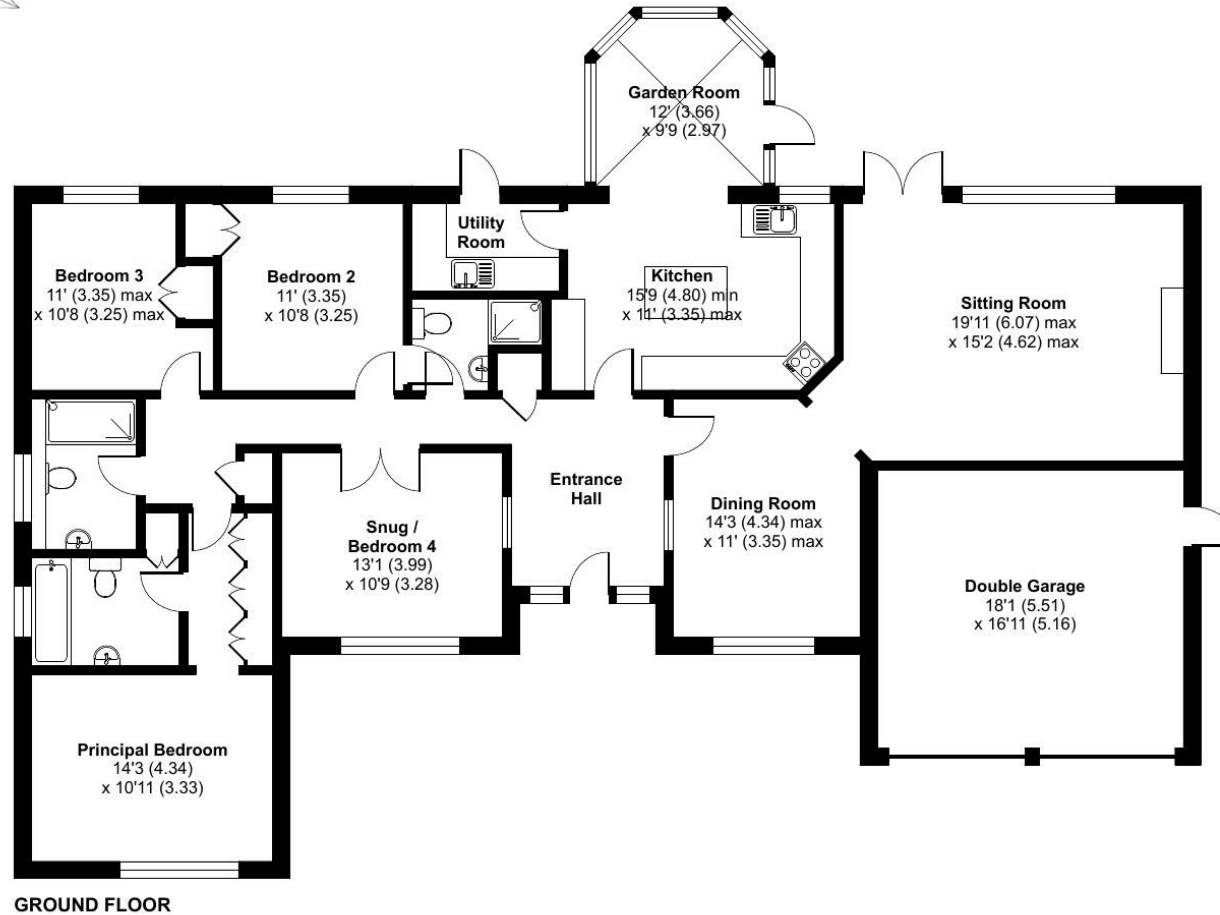
Chestnut Ridge, Common Hill, West Chilmington, RH20

Approximate Area = 1787 sq ft / 166 sq m

Garage = 294 sq ft / 27.3 sq m

Total = 2081 sq ft / 193.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for GL&CO Estate Agents. REF: 1441010

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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