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1 Castle Rise, Church Street, West Chiltington RH20 2JW

ID:46799

A brand new four bedroom detached home with car barn and ample off road parking, finished to an extremely high standard and beautifully positioned in the hear of the old village of West Chiltington.

- * Storm porch * Entrance hall * Cloakroom * Triple aspect sitting room * Kitchen/dining room * Utility room
- * Ground floor study * Four bedrooms * Two bathrooms * Car barn * Landscaped & turfed garden
- * EPC rating C

Guide Price £699,950 Freehold

Viewing strictly by appointment through Guy Leonard Estate Agents

Tel: 01903 742354

1 Castle Rise, Church Street, West Chiltington, West Sussex RH20 2JW

Description

Castle Rise is an exclusive development of just three brand new properties and one conversion of a Grade II Listed former pub, located in the heart of old West Chiltington village. No. 1 is an attractive four bedroom, two bathroom detached home with separate car barn and parking, finished in a contemporary yet classic style to an extremely high standard. The accommodation comprises storm porch leading to the front door. The triple aspect sitting room is to the right of the entrance hall with feature full height floor to ceiling windows maximising the light. There is a ground floor cloakroom and separate study. The dining room with bi-folding doors leading to the rear garden and steps down to the modern kitchen featuring a double free standing oven, American style fridge/freezer and integrated dishwasher. There is a separate utility with further door into the garden.

To the first floor the principal bedroom benefits from an en-suite shower room and there are three further bedrooms, with the guest bedroom benefitting from a Juliet balcony, and a luxury fitted bathroom with shower above bath concludes the internal accommodation.

Outside

To the left of the property is a car barn with two spaces providing cover for parking together with further parking in front. A personal door from the car barn leads into the rear garden, which has been beautifully landscaped mainly laid to lawn with a patio seating area. It is enclosed to all sides. There is a wooden shed and outside water tap.

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 banks, doctors, dentists, schools and churches of various denominations.

Sporting and recreation

There is golf at West Chiltington, 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 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

Council Tax

Please contact Horsham District Council on 01403 215100.

Directions

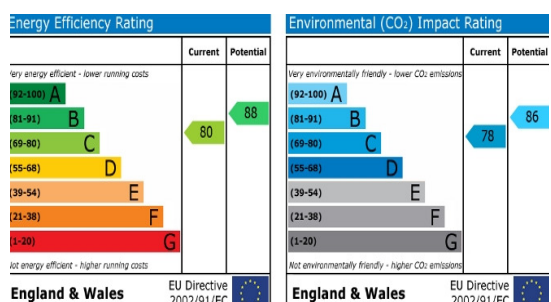
From the offices of Guy Leonard & Company in the High Street, Storrington (A283) proceed in an easterly direction and at the mini-roundabout turn left into School Hill (B2139). At the brow of the hill turn left into Fryern Road heading west towards West Chiltington. On entering the village where the road forks continue straight ahead into Common Hill. Follow this road over the brow of the hill and passing the village hall on the left hand side. Continue on this road until reaching the centre of the old village with the Queens Head on the right hand side. At the crossroads turn right in to Church Street. Continue just past the Parish Church where the entrance to Castle Rise can be found on the right hand side.

In the Know

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

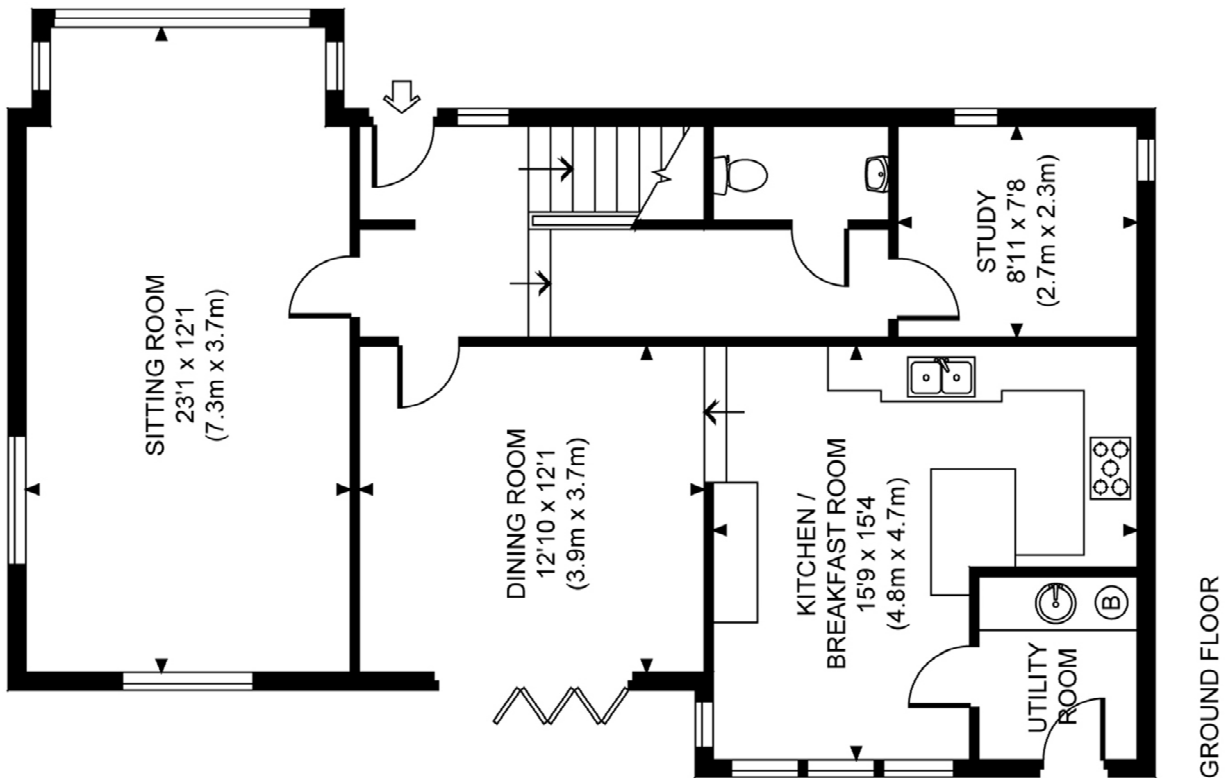
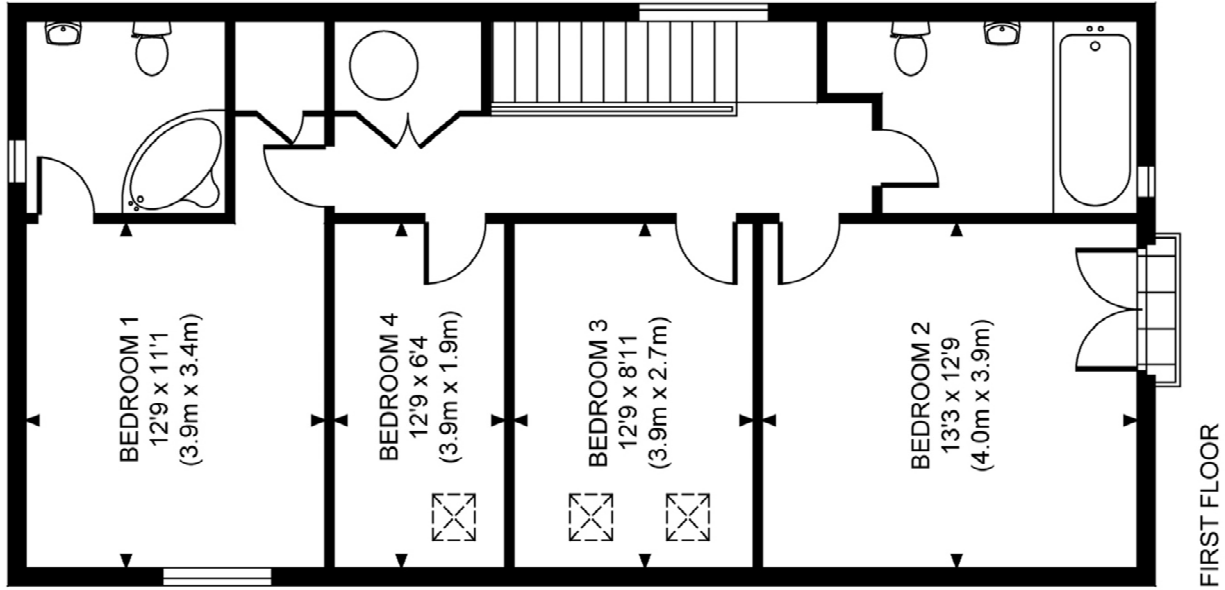
Viewing

Viewing strictly by appointment through Guy Leonard & Co. Please telephone 01903 742354 or email: enquiries@guyleonard.co.uk





Approximate Gross Internal Area
1744 sq ft / 162.0 sq m



Storrington office: The Old Stables, 17 High Street, Storrington, West Sussex RH20 4DR

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