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3 Castle Rise, Church Street, West Chilmington RH20 2JW

ID:46797

A brand new four bedroom detached home with double car barn finished to an extremely high standard located in the heart of the old village of West Chilmington.

- * Entrance hall * Cloakroom * Triple aspect living room * Kitchen/dining room * Utility room
- * Ground floor study * Four bedrooms * Two bathrooms * Car barn * Landscaped and turfed gardens
- * EPC rating C

Guide Price £745,000 Freehold

Viewing strictly by appointment through Guy Leonard Estate Agents

Tel: 01903 742354

3 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. 3 is a fantastic, four bedroom, two bathroom detached property with a separate car barn, which is perfectly designed to balance classic style, excellent accommodation and a number of contemporary features. The accommodation comprises storm porch leading into the entrance hall, with the triple aspect south facing sitting room to the left featuring patio doors out to the rear garden. There is a study off the hall with full height floor to ceiling windows maximising the morning light. A separate dining room with French doors onto the rear patio leads into the stunning and contemporary kitchen, which has been finished to an extremely high standard offering a free standing double oven, American style fridge/freezer and integrated dishwasher and further doors lead into the rear garden. To conclude the ground floor accommodation there is a separate utility room, with cloakroom off and door leading into the car barn.

Stairs to the first floor landing where the principal bedroom benefits from a Juliet balcony and en-suite shower room. There are three further bedrooms, two being generous doubles and a family bathroom with shower over.

Outside

To the right of the property is a double car barn providing off road parking and the enclosed rear garden is accessed to the left of the property via a gate. It is partly walled and partly fenced enclosed with a sunny south and west aspect, being mainly laid to lawn with a further patio on the west side of the property. The garden offers buyers an excellent canvass to personalise. 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. Plot 1 is the second property on the right-hand side.

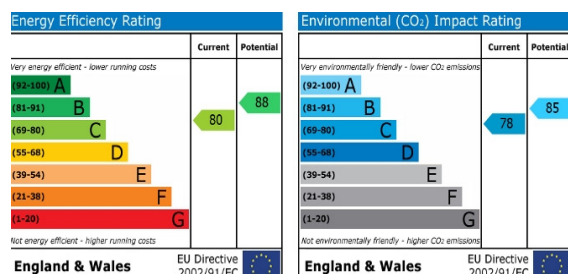
In the Know

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

An internal viewing is highly recommend to appreciate the quality of finish and peaceful village setting.

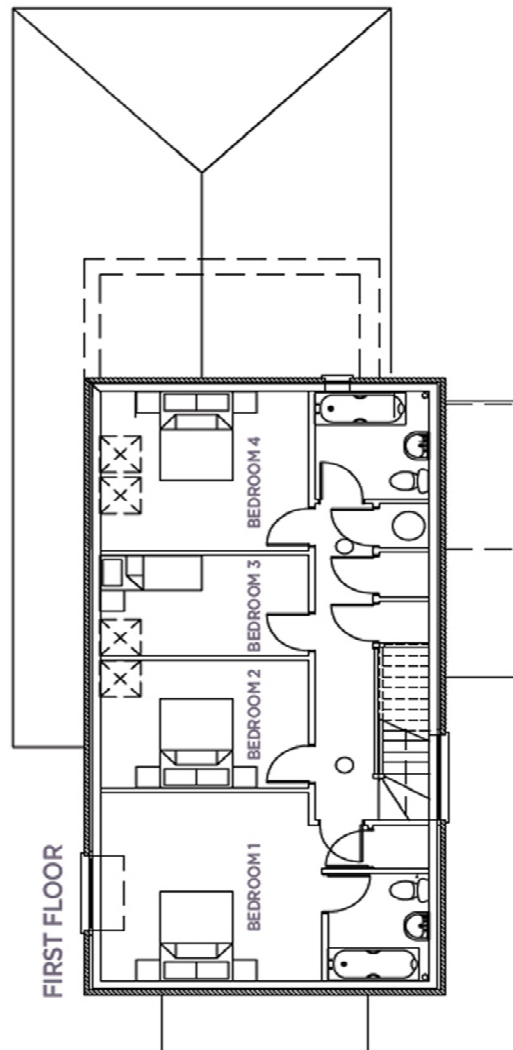
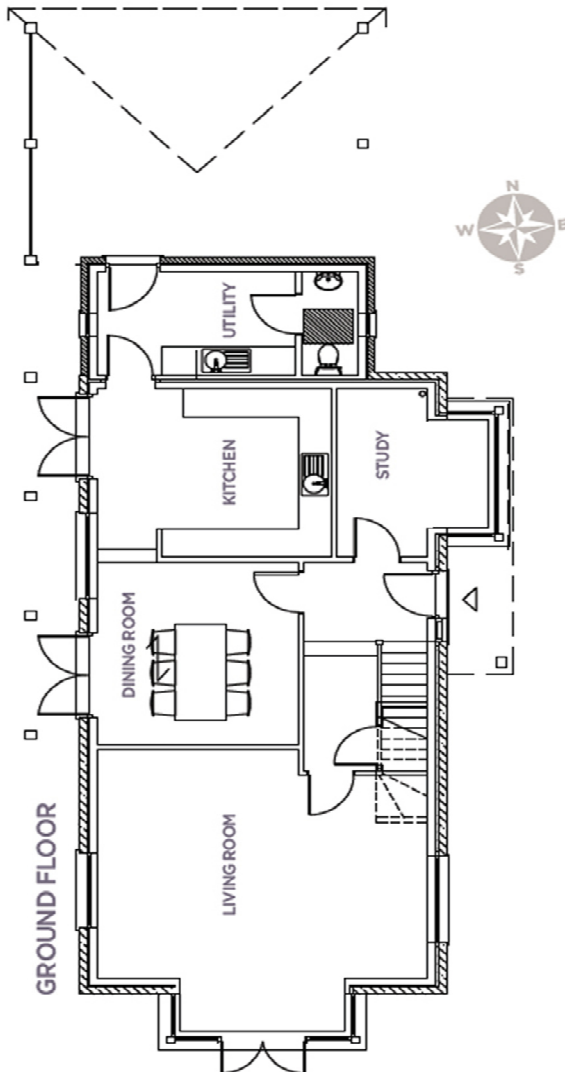
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GROUND FLOOR	
Lounge	6.2m/20'4 x 4.9m/16'1
Dining Room	3.9m/12'9 x 3.8m/12'5
Kitchen	4.4m/14'4 x 3.6m/11'9
Study	3.6m/11'9 x 1.7m/5'7
Utility Room	3.7m/12'1 x 2.2m/7'2

FIRST FLOOR	
Bedroom 1	4.2m/13'9 x 4m/13'2
Bedroom 2	3.9m/12'9 x 3.4m/11'1
Bedroom 3	3.9m/12'9 x 2.7m/8'10
Bedroom 4	3.9m/12'9 x 2.2m/7'2



Storrington office: The Old Stables, 17 High Street, Storrington, West Sussex RH20 4DR
 t: 01903 742354 e: enquiries@guyleonard.co.uk

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