
Rose Barn Cottage
Church St West Chiltington RH20 2JW
Comyn & James
Town and Country Homes







A beautifully presented, 4 bedroom property (approx 2,240 sq ft), in the old part of the village – enjoying a wonderful, semi-rural, tranquil setting with a garden of approx. 0.72 acre and southerly, rural views to the Downs.

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- Charming Semi-Rural Location
- 22’ Kitchen / Breakfast Room
- Bright Spacious Interior
- 4 Bedrooms & 2 Bathrooms
- 2,244 Sq ft Accommodation
- Approx 0.72 Acre Plot
- Potential Extension
- Access to Village Amenities

Description

With bright and beautifully presented accommodation, this striking detached single storey home sits in a large private plot of approx. 0.72 acres in predominantly rural surroundings. Adjoining farmland, the property is tucked away off a private unmade drive. There is also scope for enlargement subject to any of the necessary planning consents and covenants etc. Planning was granted for an extension in 2016 ref DC / 16 / 1210. The property has been designed with all the main rooms facing south - benefiting from a tranquil rural aspect over fields towards the Downs in the distance. The extensive grounds are mostly south facing with well screened borders for privacy and seclusion. The property is well placed for access to the village centre, primary school, church and country walks.

Accommodation

Entrance Hall: With inner and outer doors and a side window.

Cloakroom: WC, wash basin with cupboard under and side window.

Drawing Room: 23’8 (7.2m) in length - A spacious and bright room with a nice southerly aspect, polished wood floor and a fireplace with a wood burning stove, flanked by bookshelves. Ceiling beams. Views over the front garden and glazed double doors opening to a south facing sun terrace. Door to :

Sitting Room: Another bright and attractive room with a similar aspect, polished wood floor and glazed double doors to a sun terrace.

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Church Street, West Chiltington, RH20 2JW

Kitchen/Family Room: 22ft (6.8m) in length - a prime feature of this lovely property, well arranged to provide plenty of dining/entertaining space enhanced by fine rural views to the south with the Downs in the distance. Ceiling beams, wood burning stove and polished wood flooring. Views also to the front garden.

There is an extensive range of wall and floor units with a ceramic sink and drainer, induction hob with extractor above and dishwasher. Built- in oven and space for a fridge /freezer.

This leads into the living room and on the other side to :

Boot/Store Room: A most useful additional work/store room with a door to the garden, larder cupboard and door to :

Utility Room: Sink unit, Worcester gas fired boiler and full height double storage cupboard. Views to the front garden.

Rear Lobby: With recessed bookshelves and an airing cupboard with a hot water tank and shelves.

Principal Bedroom: Well- appointed with views on 3 sides (mainly open to the south) and featuring a good range of wardrobe cupboards and display shelves. Elegant wall panelling. Doors to the garden and:

En-Suite Bathroom: Overlooking the garden and fitted with a panelled bath with shower attachment, wash basin and WC. Wall panelling and tiling.

Bedroom 2: Double aspect views over the front garden and a wall of full height wardrobes and cupboards.

Bedroom3 : With a similar aspect.

Study / Bedroom 4: With double doors from the lobby and glazed double doors out to the garden. Tiled floor.

Family Bathroom: A spacious room with a corner spa bath, shower cubicle, wash basin with cupboards under and above. WC and heated towel rails.

Outside

Driveway: The property is approached down a 'green lane' into a spacious gravelled driveway with plenty of parking space.

The Garden & Grounds: Extending to approx. 0.72 the garden is a prime feature of this unique property – mainly level, well screened and carefully arranged with different areas of interest offering space for all kinds of uses.









A paved path leads through a lawned garden to the front porch and around the house itself.

The south side features a wonderful **flagstone terrace** interspersed with shrub and rose beds creating a charming, secluded entertaining /sitting out area screened by beech hedging and attractive stone walling. To one side is a wooden log store.

The garden leads up past a neat lawn with beautifully stocked shrub beds to a sizeable, organic **vegetable garden** and an **orchard –** screened on 2 sides by modern close board fencing. Strategically situated mature hedging, (including yew, beech and laurel) divides up the different areas of the garden.

There is a wooden **garden shed** and a **22ft brick garden store** (suitable for housing: a ride-on mower or vehicle) with double doors to one end. Power points, lighting and loft space.

Situation: The property lies on the edge of the old village hidden off a small private lane. West Chiltington is a pleasant rural village south of Billingshurst known for its leafy lanes and character houses including the famous 'Wells Cottages' built in the early 20th century.

There are a wide range of amenities and clubs including a popular village store and post office, church, a thriving village hall (which hosts a myriad of activities including film shows, plays, music, keep fit and craft skills).

More comprehensive shopping is available locally at Pulborough and Storrington – including Tesco, Sainsbury and Waitrose stores. London (Victoria station) is approximately 80 minutes by rail from Pulborough station and the coast is approximately 15 miles to the south via Arundel and Chichester.

Sporting facilities include several local golf clubs, rugby, cricket, tennis, football and bowling.

Flood Risk: According to Gov.uk website there is a very low longterm risk of flooding from rivers, seas or surface water and it is outside a groundwater flood alert area.

Broadband: According to Ofcom website checker there is ultrafast available up to 1800mbps.

Mobile Phone: According to Ofcom website checker there is goo outdoor available for Three and Vodafone and good outdoor and variable indoor coverage for O2 and EE.

Covenants; Please inquire with the agents for with any specific questions on covenants that might affect a decision to buy.

CJ20/6/26









Approximate Gross Internal Area 2221 sq ft - 206 sq m
(Excluding Outbuilding)

Outbuilding Area 216 sq ft – 20 sq m



Important Notice: Comyn and James would like to inform all prospective purchasers that these sales details have been prepared in good faith for a fair overall view of the property only and do not constitute part of an offer or a contract. All descriptions of dimensions and areas, reference to condition, permissions, covenants and boundaries are given as a guide and must not be relied on as a statement of fact. No person in the employment of Comyn and James LLP has authority to make any representation or warranty in relation to the property as we have not carried out a structural survey or tested services, appliances, or fittings. Photographs and floor plans show only certain aspects of the property at the time they were taken and it should not be assumed that the property remains exactly as it is shown. Prospective purchasers should make specific enquiries concerning any matters of particular importance affecting a decision to view or purchase the property and are strongly advised to contact the office regarding the availability of the property before undertaking any journeys and incurring any abortive costs.

General

Services

Mains water, gas and electricity. Mains drainage.

Local Authority

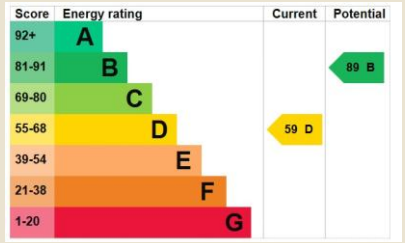
Horsham District Council

Council Tax

Tax Band - G

Tenure

£1,100,000 Freehold



Pulborough Office

Burberry House, 143 Lower Street,
Pulborough, West Sussex RH20 2BX
01798 888111

Associate London Office

121 Park lane,
London W1K 7AG
0207 079 1553

www.comynandjames.co.uk
property@comynandjames.co.uk

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