Corkscrews

West Chiltington









A substantial and beautifully presented, 4 bedroom village home with open plan entertaining – 4 en-suite bathrooms, wine cellar and swimming pool.

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- 4 Bedrooms & 4 Bathrooms
- Open Plan Entertaining
- 4 Reception Areas
- Conservatory & Wine Cellar
- Covered Swimming Pool
- Double Garage and Gates
- Beautifully Presented
- Highly Regarded Location

Description

Constructed in 2008 by Ebury and Stone to a high specification of the owners choosing, this outstanding village home forms part of a very small and select development of detached homes in a highly sought after location. Beautifully presented with neutral décor the property boasts under floor heating, a handsome inglenook style fireplace, Poggenpohl kitchen furniture, 4 double bedrooms with en-suites, 4 reception rooms and a wonderful central entertaining space comprising kitchen/breakfast room with family area and conservatory.

Externally the property has electrically operated gates opening to a generous parking area and double garage. The garden is landscaped and private and features a covered, heated swimming pool. Ideally located in a small cul-de-sac the house is well placed for walks and the village post office/store.

Accommodation

Covered porch with front door flanked by windows opening to:

Reception Hall: Large, open reception area with opening through to the kitchen/family room. Delightful solid wood curved staircase to first floor, tiled floor and skirting, space for console or tables, entry phone and downlights.

Sitting Room: Dual aspect formal reception room with striking inglenook brick fireplace (currently sealed), with stone flagged hearth and downlights. Double doors to garden and swimming pool, wall space for television with television point and plug, bay window overlooking the front and down lights. Double doors to:

Dining Room: Formal dining room with tiled floor and outlook to garden. Opening leading into:

Kitchen / Breakfast Room/ Family Room and Conservatory: Wonderful entertaining space for all occasions and comprising:

Kitchen Area: Attractively fitted with a matching range of Poggenpohl kitchen furniture comprising wall and base units with built-in dishwasher, pull out bins, pan drawers, larder unit with racks, built-in tall freezer, built-in fridge and single freezer and Miele eye level double oven and grill. Excellent range of Corian work surfaces with inset 1 and ½ bowl sinks with drainer, 5 ring gas hob with cooker hood over, wine fridge and pantry cupboard with roller shutter door. Tiled floor, down lights and open through to:

Family Area: Excellent area for informal seating with space for sofa and table. Tiled floor, space for television and down lights. Open to:

Conservatory: Bright and airy conservatory overlooking the garden and pool with double doors to the sun terrace. Tiled floor 2 radiators with hydraulic hatch to:

Spiral Wine Cellar: Impressive built-in spiral wine cellar (1870 bottle capacity) with spiral stairs and openings for bottles (3m depth approx). Light point.

Utility Room: Useful space with work top with stainless steel sink with space and plumbing for washing machine and dryer. Rage of tall storage cupboards, tiled floor, and door to integral double garage.

Inner Hall: Tiled floor with coat cupboard and door to study and door to:

Cloakroom: Comprising stylish, modern suite of WC with concealed cistern and wall mounted wash hand basin. Tile floor and shelf and down lights.

Study: Superb home office / library comprehensively fitted with a range of solid wood furniture incorporating bookshelves, filing drawers, desks and storage. Bay window with outlook to the front, tiled floor and downlights.

From the hall a curved staircase leads past a recessed display niche and leads to the first floor.

Landing: Access to loft space and down lights.

Bedroom : Double bedroom with view over the garden. Double wardrobe and recess with down lights and door to:

En-suite Bathroom: Comprising modern suite of bath with shower screen and wall shower, WC with concealed cistern and wash hand basin. Tiled walls and floor, chrome ladder radiator, down lights and shaver point.









Bedroom: Double bedroom with dual aspect. Double wardrobe with shelves to one side and down lights. Door to: En-suite shower Room: Corner shower enclosure, wash hand basin and WC with concealed cistern. Chrome ladder radiator, tiled walls and floor and shaver point.

Bedroom: Double bedroom with triple wardrobe with sliding doors and down lights. Door to:

En-suite Shower Room: Walk in, level, tiled shower area with fixed and hand held shower heads, WC with concealed cistern and wash hand basin with vanity unit. Tiled walls and floor with shaver point and chrome ladder radiator.

Bedroom: Double bedroom with triple wardrobe with sliding door fronts. Wall space and point for television, down lights and door to:

En-suite Bathroom: Bath with hand held shower, shower enclosure with fixed and hand held shower heads, WC with concealed cistern and wash hand basin with vanity unit. Chrome ladder radiator, tiled walls and floor, shaver point.

Outside

Integral Double Garage: With up and over electric door, light and power and personal rear door.

Parking: The property is approached off the end of a shared private drive which leads to electric gates opening to a generous, paved driveway flanked by garden and well stocked beds. There is access to the side of the property to the rear garden.

The Garden: To the rear of the property the garden features a full width stone tiled sun terrace which in turn borders a formal lawn enclosed by mature hedging and flower beds. The garden to the front and rear are well screened for a high degree of privacy and extend in all to 0.33 acre. To one side of the terrace there is a heated Swimming pool with steps and retractable cover. There is a side access with air source heat pump to one side with a timber shed housing the pool equipment.

Flood Risk: According to Gov.uk flood website there is a very low risk of flooding or surface water and it is not in a designated high alert area for groundwater.

Broadband: According to Ofcom website checker there is standard, superfast and ultrafast fibre up to1000mbps.

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

Covenants: Please inquire with the agents if you have any specific questions regarding anything that might affect a decision to purchase.

CJ 1/9/26












SAMSUNG

















Approximate Gross Internal Area 2952 sq ft - 275 sq m
(Including Garage)
Cellar Area 41 sq ft – 4 sq m
Ground Floor Area 1828 sq ft – 170 sq m
First Floor Area 1083 sq ft – 101 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.
Gas fired heating.

Local Authority

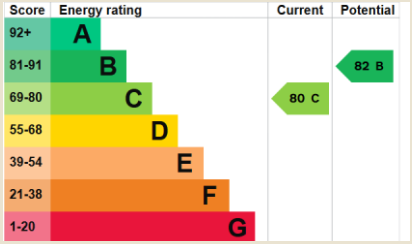
Horsham District Council

Council Tax

Tax Band G £4046.15

Tenure

£1,250,000 Freehold



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