

Ventana

West Chiltington

Comyn & James
Town and Country Homes







Occupying a very private corner plot of 0.59 acre, this is a 4 bedroom home offering flexible accommodation with scope to update and enlarge – quiet, well screened location.

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- Flexible Accommodation
- Scope to Enlarge and Update
- Large Private Plot
- Parking and Garage
- Private Road
- EPC Rating – D
- Council Tax Band - G

Description

Tucked away in a large, private, corner plot off a highly regarded private lane, this delightful home is superbly located and offers scope for alteration and enlargement, (subject to any of the necessary planning consents, regulations and covenants). Offering flexible accommodation incorporating a ground floor bedroom and shower room if required, the house has well-proportioned accommodation with a garden room, additional storeroom or hobbies area, 3 or 4 bedrooms and a serene, well screened garden.

Accommodation

The property is approached by a gravel drive off the end of a private lane.

Front door to: Hall: Stairs to first floor, radiator and double doors to:

Sitting Room: Delightful outlook to secluded garden with sliding door to outside and terrace. Fireplace with hearth, wall and ceiling light points, 2 radiators, television point and opening into:

Dining Room: Radiator, light point and double doors to:

Conservatory: Picture windows overlooking the secluded garden, light point and radiator. Door to outside.

Kitchen: Matching range of wall and base units incorporating drawers and shelving with space for dishwasher and space for fridge. Oil fired twin hotplate Aga, good range of worktops with lowered ceramic hob and 1 and ½ bowl sink unit. Larder cupboard, part -tiled walls, radiator and outlook to patio. Door to:

Utility Room: Space for washing machine and dryer, range of units, radiator, sink and door to outside.

Ventana

Rambledown Lane, West Chiltington, RH20

Store Room / Gym/ Home Office: Useful area with scope as a music room, cinema room, hobbies room or gym. Power and lighting, radiator and door to:

Garage: Single garage with twin timber doors. (Subject to any of the necessary building regulations, consents and covenants) it may be possible to incorporate as further habitable accommodation).

Inner Lobby: Coat cupboard and access to bedrooms and shower room.

Bedroom: Range of wardrobes and shelves, radiator, dual aspect and doors to garden.

Bedroom / Study: Single bedroom or study with built-in desk, recess for wardrobe, radiator and dual aspect.

Shower Room: Shower enclosure, vanity unit with basin and WC.

First Floor

Landing: Open landing area creating space for a reading or study area.

Bedroom: Double bedroom with dual aspect and a range of 3 double wardrobes with 2 single wardrobes and chests of drawers. Lovely outlook to garden.

Bedroom: Double bedroom with views of the garden. Range of 3 double wardrobes, vanity unit with sink, radiator and television point.

Bathroom: Comprising bath with mixer tap, wash hand basin, WC and bidet. Shower enclosure, ladder radiator and part tiled walls.

Outside

Parking: The property is approached off the end of a private lane and this leads to a generous parking apron with space for vehicles. Access to the single garage.

Garden: The plot is large and secluded being densely screened on all sides for privacy and seclusion. To the side of the garage is a gate giving access to the side garden where there is a greenhouse and patio, beyond which is an area of lawn.

A post and rail fence separates the large main garden which is laid to lawn with beds and borders planted with many specimen shrubs, plants and trees. The plot borders a small stream and a gate at the rear gives access onto a small footpath.

Situation: Tucked away in the farthest corner, off an offshoot of a highly regarded private lane, the plot occupies a secluded location within a mile of the local village post office store. West Chiltington is a pleasant









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 several popular villages stores and post offices, churches, 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.

Recreational activities include sailing at Bosham, Chichester and Itchenor, racing at Goodwood and Fontwell, theatres and cinemas at Horsham and Chichester and many fine pubs and restaurants. There are many vineyards including Kinsbrook with its café, shop and restaurant and many glorious local walks.

Rambledown Lane Association: There is an annual contribution for the private lane of £150.pa

rural village south of Billingshurst known for its

Flood Risk: According to Gov.uk flood website, there is a very low risk of flooding from river or sea or surface water. Groundwater is unlikely

Broadband: According to Open Reach and Ofcom website checker, there is standard and superfast available up to 76mbps. Full fibre is being built next year according to Open Reach.

Mobile Phone: According to Ofcom website checker, there is good outdoor coverage for all networks.

Note: Comyn and James have not been able to ascertain if a historic alteration of the garage to a store room / hobbies area required or received building regulation/planning approval.

Covenants: Please enquire with the office for any information or with any specific questions.

CJ 15/9/26

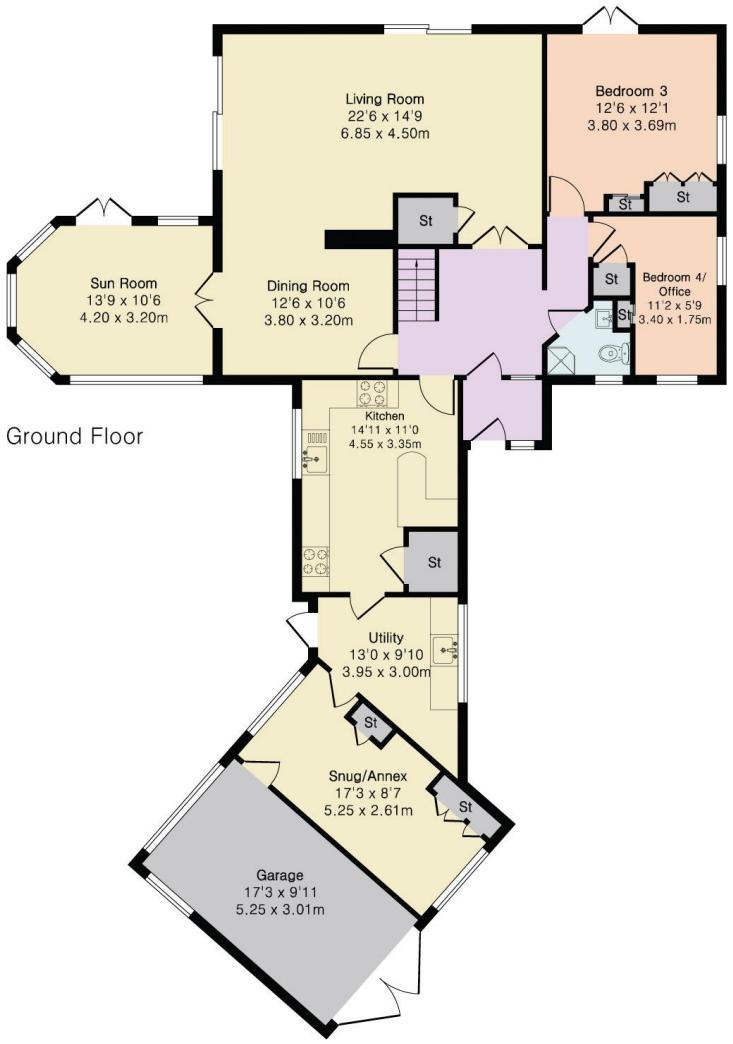


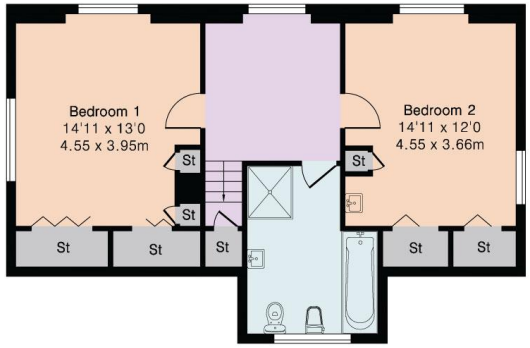






Approximate Gross Internal Area 2252 sq ft - 209 sq m
(Including Garage)
Ground Floor Area 1584 sq ft – 147 sq m
First Floor Area 668 sq ft – 62 sq m





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.

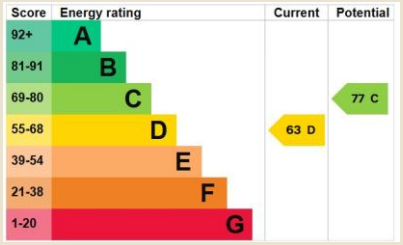
General

Services
Mains water, gas and electricity. Gas fired heating. Oil fired AGA

Local Authority
Horsham District Council

Council Tax
Tax Band – G £4,046.15

Tenure
£795,000 freehold



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Comyn & James
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