

Wistaria Cottage

Crossways West Chiltington RH20 2QY

Comyn
& James
Town and Country Homes





An outstanding 4/5 bedroom family home situated up a small private lane in a prime, tranquil setting in the heart of this charming semi-rural village.



4/5



3



2



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- 4/5 Bedrooms
- 2 En-suite bath/shower rooms & option for a 3rd en-suite
- Family Bathroom
- 24ft Kitchen/family room
- 2 Living rooms & conservatory
- Driveway & double garage
- Handsome, mainly level garden
- Well-presented throughout

presentation throughout. There is a useful ground floor bedroom suite.

With a decent driveway and full-sized double garage this impressive family home is surrounded by a neat, landscaped garden, mature trees and shrubs – enjoying a leafy, tranquil and secluded setting.

Ground Floor

Entrance Hall:

A handsome part timbered porch leads into a double height hall with galleried landing above with plenty of natural light. Double airing cupboard and deep understairs cupboard.

Cloakroom:

With a WC, washbasin, vanity unit and tiled floor. Front window.

Living Room:

A spacious, dual-aspect room with a square bay window and a beautiful, central stone fireplace. Wall light points and a westerly aspect over the garden.

Accommodation

A classic example of English traditionalism, with red brickwork and terracotta tiling Wistaria Cottage occupies a fine elevated setting within the privacy of Crossways.

Designed by the late owner for his own family there is a nice feeling of space and light throughout.

Particular features are the impressive kitchen/family room (with views to the front and rear) leading through into a conservatory, extensive ground floor living space, spacious bedrooms (mostly en-suite) and good

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Kitchen/Family Room:

24'8 in length – a prime feature of this lovely property with views to the front and rear gardens. Extensive range of wall and floor units plus an island unit Ceramic hob, double oven and built in fridge, freezer and dishwasher. Plenty of space for a dining table/sitting area and leading into:

Conservatory:

With tiled flooring and a radiator. Outlook and doors to a sun terrace and the main garden.

Utility Room:

A generously sized room off the kitchen with a sink unit, wall and floor units and spaces for a washing machine and tumble dryer. Cupboard with a gas fired boiler. Door to the garden.

Dining / Sitting Room:

A further set of double doors opening to the sun terrace and main garden.

Study/Bedroom 5 :

Another useful ground floor room with a built in double wardrobe cupboard.

Bedroom 3:

With built-in wardrobe cupboards and a bay window to the front garden. Door to:

En-Suite Bathroom:

Panelled bath, shower cubicle (unit currently disconnected), wash basin in a vanity unit, WC, obscured window and heated towel rail.

First Floor**Galleried Landing:**

Spacious and bright with two storage cupboards and an airing cupboard.

Bedroom 1:

Fine views west over the garden. Door to:

Dressing Room / Potential En -Suite:

Currently provided with (unconnected) fittings for bath/shower room units.

Bedroom 2:

Also spacious and having fine views to the front and rear. Deep wardrobe cupboard and under eave space. Door to:

En-Suite Bathroom:

Shower cubicle, wash basin in a vanity unit, WC, heated towel rail, tiled floor and extractor fan.

Bedroom 4:

Another sizeable bedroom with two double wardrobe cupboards and views over the front garden.

Family Bathroom:

Shower bath & screen, wash basin WC and heated towel rail. Space available for a shower unit if also desired.

Outside**Double Garage:**

A full-sized double garage with a pitched roof (potential loft storage space), lighting and numerous power points.





Driveway and Garden:

The driveway provides ample parking and turning space for several vehicles and a paved path to the front porch.

The garden is mainly lawned and has a nice, westerly aspect - bordered by shrub beds and mature hedging, providing privacy and seclusion.

A paved path runs around the house and outside lighting is provided.

Situation / Local Amenities:

The property lies off Harborough Hill, within approximately 750 metres of local shops, a village hall, recreation ground and rural footpaths.

West Chilton 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.

Other amenities include local bus routes, an ancient church and a thriving village hall, which hosts a variety of activities including film shows, amateur dramatics, music events, keep-fit classes and craft sessions.

More comprehensive shopping is available locally in Pulborough and Storrington, including Waitrose, Tesco and Sainsbury's alongside a range of specialist shops and services, libraries, farmers' markets and medical centres.

Local sporting facilities include golf, badminton, croquet, cricket, tennis, football, walking, riding, bowling and gliding.

Local Transport:

Pulborough station has connections to London (Victoria - approx 80 minutes) Gatwick and the south coast. There is a local village bus service.

Flood Risk: According to the Gov flood risk checker there is very low risk of flooding from rivers and seas, and surface water.

Mobile data: According to OfCom, there is good outdoor mobile data coverage for O2, EE, Vodafone and Three. Vodafone and O2 have variable in door coverage.

Covenants: Please contact the agent's office for information if required.

Broadband: According to OfCom there is broadband at 57Mbps.

CJ17/9/26

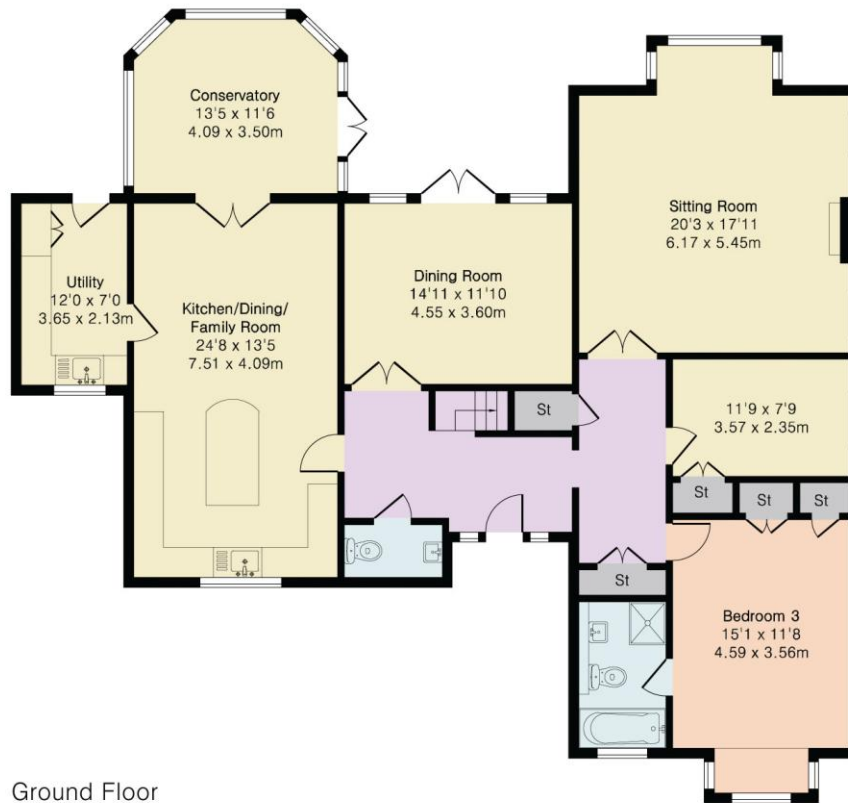


**Approximate Gross Internal Area 2999 sq ft - 279 sq m
(Excluding Garage)**

Ground Floor Area 1752 sq ft – 163 sq m

First Floor Area 1247 sq ft – 116 sq m

Garage Area 388 sq ft – 36 sq m



Ground Floor



First Floor

General

Services :

Mains gas, water, drainage and electricity connections

Local Authority :

Horsham District Council

Council Tax : Band G £4,013.70
(2026/27)

Tenure : Freehold

Guide Price £1,195,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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