



Woodbriar, Monkmead Lane, West Chiltington, West Sussex RH20 2PF



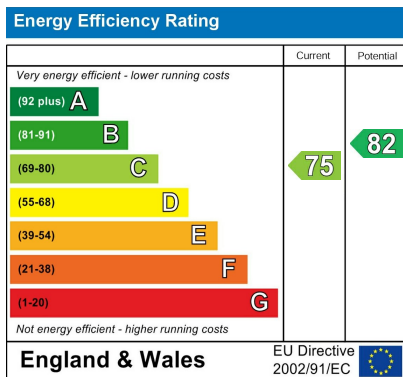


# Woodbriar, Monkmead Lane, West Chiltington, West Sussex RH20 2PF

Guide Price £1,100,000 Freehold



- Approximately 2,681 sq. ft. of accommodation
- Generous sitting room with log burner
- Beautiful south-westerly facing secluded gardens
- Stunning kitchen/dining room
- Gated entrance and driveway
- Close to shops, countryside walks and local amenities



## DIRECTIONS

What3words///contacts.hoops.countries

## THE PROPERTY

Approached via a gated entrance, the property immediately conveys a sense of privacy and exclusivity. A generous driveway provides parking for numerous vehicles and leads to both the detached single garage and the impressive double garage, which already benefits from a W/C and offers excellent scope for conversion into ancillary accommodation, a home office, studio or self-contained annex, subject to the relevant planning permissions.

A storm porch provides shelter before entering the welcoming entrance hall, a spacious central hub that effortlessly connects the ground floor accommodation. To one side, a versatile study offers the perfect environment for home working but could equally serve as a fifth bedroom if required. The principal reception room is a particularly impressive space, enjoying a wonderful double aspect that floods the room with natural light. A feature log-burning stove creates a cosy focal point, whilst sliding patio doors open directly onto the garden, seamlessly blending indoor and outdoor living.

Undoubtedly one of the standout features of the home is the stunning kitchen/dining room. Beautifully appointed with an extensive range of matching shaker-style base and wall units, the kitchen is both elegant and practical. A Rangemaster cooker serves as the centrepiece, complemented by a traditional Belfast sink and generous work surfaces. The room enjoys a delightful triple aspect with views over the gardens and benefits from sliding patio doors opening onto the entertaining terrace, as well as a separate external door providing convenient side access. There is ample space for a substantial dining table, creating a superb family and entertaining space. From the kitchen, the utility room provides further storage, an inset chrome sink and space for freestanding appliances. Completing the ground floor is a contemporary shower room fitted with a modern suite including a walk-in shower.

The first floor continues to impress. A central landing provides access to all bedrooms and family facilities. The principal bedroom is a wonderfully spacious retreat, enjoying a triple aspect outlook and fitted double wardrobes. The room is further enhanced by a stylish en-suite shower room featuring a modern walk-in shower.

Three further bedrooms provide excellent family accommodation, all benefitting from built-in wardrobes. Bedrooms two and three enjoy particularly attractive views over the established gardens, whilst the remaining bedroom offers flexible accommodation for family or guests. The family bathroom is tastefully appointed and features a panel-enclosed bath with overhead rainfall-style shower.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)



## OUTSIDE

Externally, the gardens are a particular highlight of the property, providing a wonderfully private and tranquil setting that has been thoughtfully cultivated over many years. The principal side garden is predominantly laid to lawn, creating an impressive expanse of usable outdoor space, whilst being beautifully enclosed by mature hedging, established specimen trees, colourful flowering borders and an abundance of shrubs that provide year-round interest, colour and seclusion.

A charming brick-built pergola, draped in mature wisteria, forms a striking focal point within the garden and creates a truly enchanting setting for 'Al Fresco' dining and entertaining. The adjoining paved terrace provides ample space for garden furniture and enjoys a highly desirable south-westerly aspect, perfect for making the most of the afternoon and evening sunshine.

To the rear, a productive vegetable garden offers an excellent opportunity for home-grown produce and a more sustainable lifestyle, with scope for further cultivation if desired.

## 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 which is on the Arun Valley line to London (via Gatwick), Chichester and the South Coast. There are good links to the national road network as the A29 and A283 cross at Pulborough. 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 and independent cafes in Storrington, with a Tesco and Sainsbury's in Pulborough and other amenities including doctors, dentists, schools and churches of various denominations.

## SPORTING AND RECREATION

There is golf at Pulborough (West Sussex Club), Cowdray Park and Goodwood with tennis at West Chiltington and Storrington. Also in Storrington is the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. Sailing from Littlehampton and Chichester harbors 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. According to Ofcom for this address Superfast broadband is available. Highest download speed is 30 Mbps.

## COUNCIL TAX

Council Tax band G. Please contact Horsham District Council on (01403) 215100.

## IN THE KNOW

Not all our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

## VIEWING

Strictly by appointment with GL & Co. Telephone: 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)





To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)





To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

View online at [www.glproperty.co.uk](http://www.glproperty.co.uk)

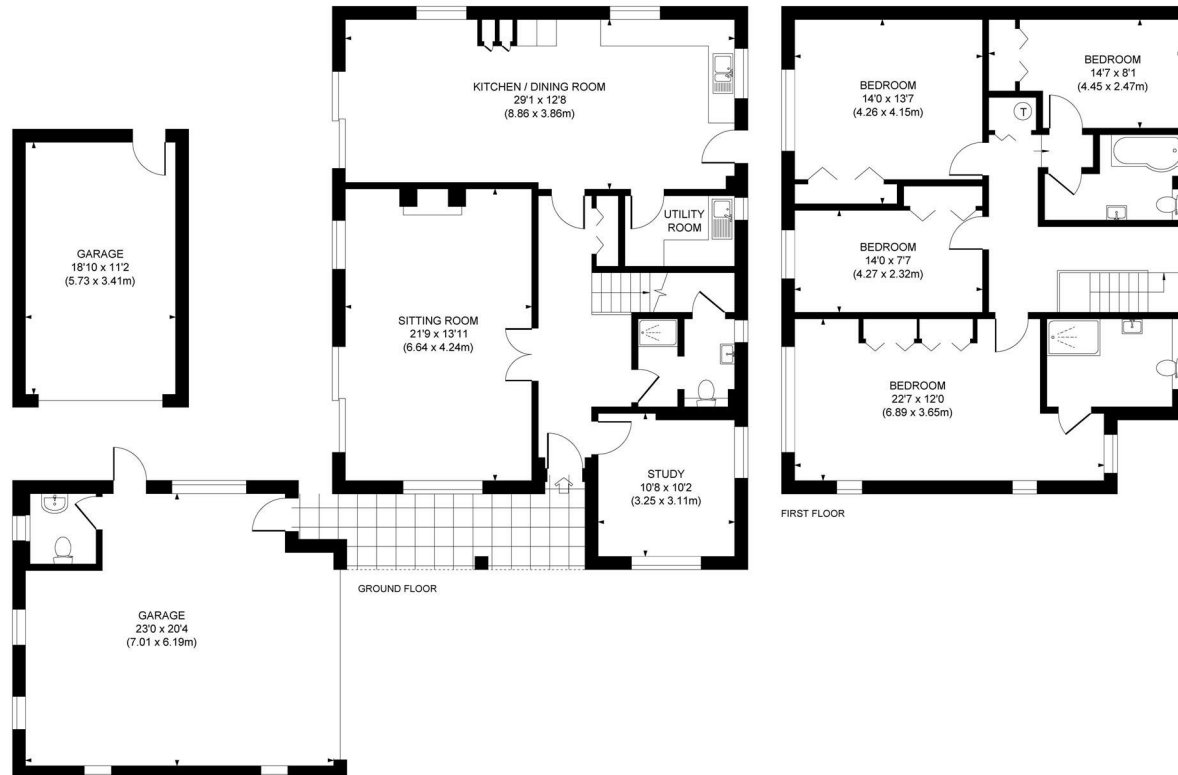


**Approximate Gross Internal Area**

Main House 2,021 sq. ft / 187.78 sq. m

Garage 660 sq. ft / 61.28 sq. m

Total Area 2,681 sq. ft / 249.06 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements