



Nutshell Cottage
Heather Lane, West Chiltington, West Sussex

**STRUTT
& PARKER**
BNP PARIBAS GROUP

A detached property with self-contained one bedroom annexe neighbouring West Sussex Golf Club

An attractive double-fronted Wells house featuring quality fixtures and fittings and elegant neutral décor throughout. It is located on the south-eastern fringes of a desirable village set on the outskirts of the South Downs National Park, near to local amenities, the road network and train station.



**4 RECEPTION
ROOMS**



4 BEDROOMS



4 BATHROOMS



PARKING



GARDENS



FREEHOLD



**EDGE OF
VILLAGE**



2,729 SQ FT



**GUIDE PRICE
£1,450,000**



The property

Nutshell Cottage is an attractive double-fronted property offering 2,345 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. It sensitively combines quality fixtures and fittings and elegant neutral décor with period features including leaded casement glazing and some exposed beams.

The accommodation flows from a welcoming reception hall with useful storage and a door to a split-level rear hall with a fitted utility area, cloakroom and rear terrace access. It includes generous dining and family rooms, the latter with a feature open fireplace. The family room and an adjacent galley-style kitchen/breakfast room extend into an inner hall with French doors to the rear terrace, double doors to a large sitting room and a door to a side hall with a shower room. The kitchen/breakfast room has a range of wall and base units, complementary work surfaces, tiled splashbacks, modern integrated appliances, and space for a good-sized table in the inner hall.

The part-vaulted dormer-style first floor is accessible over stairs rising from the reception and side halls. The former gives access to a landing with doors to a generous rear terrace, an L-shaped bedroom and a part-panelled through second bedroom, both with built-in storage, together with a family bathroom. A second landing accessible from the latter has doors to the second bedroom, a further family bathroom with bath and separate shower and a dual aspect principal bedroom with built-in storage and a dressing room, also suitable for use as a further bedroom, if required.

Accessible from the rear hall, the self-contained annexe provides a sitting room with French doors to the front aspect and stairs to a vaulted first floor bedroom with an en suite shower room.



Outside

Screened by mature hedging, the property is approached through electric double iron gates over a gravelled driveway providing private parking and giving access to a detached timber-clad workshop. The well-maintained rear garden is laid mainly to lawn bordered by mature planting and hedging. It features a split-level paved terrace accessible from the rear and inner halls and a further paved terrace with a summer house and covered spa/jacuzzi area at the end of the garden, both ideal for entertaining and al fresco dining.

Location

West Chiltington offers local shopping, an historic church, village hall, recreation ground and primary school. Storrington has local shops, a Post Office, Waitrose supermarket, bank, library, recreation ground, leisure centre, pubs, restaurants and primary schooling. Both lie near to the South Downs National Park and its miles of walking, cycling and riding routes. More extensive shopping and recreational amenities are available in nearby Pulborough, the seaside town of Worthing and the historic market town of Horsham. Transportation links are excellent: Pulborough station

(3.1 miles) offers regular services to London Victoria in around 75 minutes, the A27 and A24 give access to the coast and motorway network, and Gatwick Airport provides a wide range of domestic and international flights.



Distances

- West Chiltington 1.6 miles
- Storrington 2.0 miles
- Billingshurst 6.9 miles
- Arundel 11.2 miles
- Worthing 11.6 miles
- Horsham 12.7 miles

Nearby Stations

- Pulborough

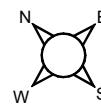
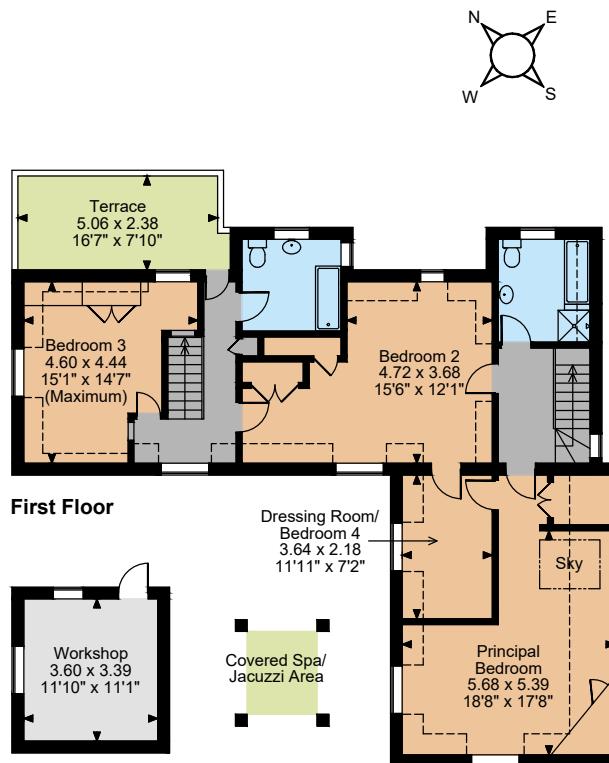
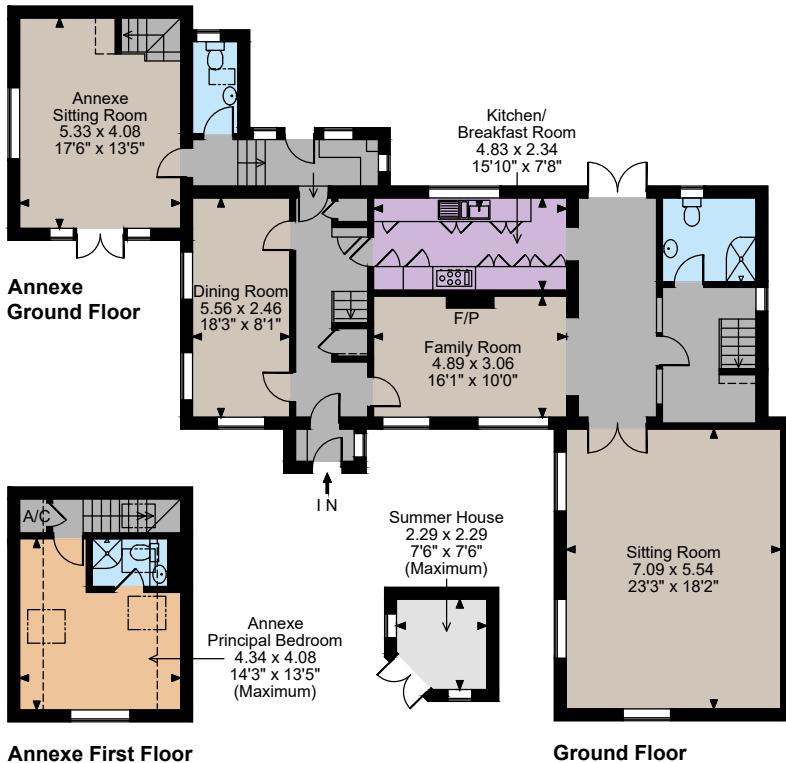
Key Locations

- Leonardslee Lakes and Gardens
- South Lodge Spa
- Amberley Castle
- Amberley Museum
- Southdown National Park

Nearby Schools

- Windlesham
- Steyning Grammar
- Lancing College
- Christ's Hospital
- Seaford College





Floorplans

Main House internal area 2,345 sq ft (218 sq m)
Annexe Building internal area 384 sq ft (36 sq m)
Outbuildings internal area 183 sq ft (17 sq m)
Terrace external area 133 sq ft (12 sq m)
Total internal area 2,912 sq ft (271 sq m)
Quoted area excludes External Covered Spa/Jacuzzi Area

For identification purposes only.

Directions

RH20 2NZ

what3words: ///promotion.dumps.tasters

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: All mains services

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

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