



Chandlers, West Chiltington Lane, Broadford Bridge
Billingshurst, West Sussex

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Chandlers, West Chiltington Lane, Broadford Bridge, Billingshurst, West Sussex RH14 9EA

Detached bungalow with stables, set in 4.1 acres, with consent to build a substantial new house

Billingshurst mainline station 3.0 miles (1 hour 12 minutes to London Victoria), Billingshurst 3.1 miles, Horsham town centre 10.5 miles, M23 (Jct 11) 17.0 miles, Gatwick Airport 26 miles, Central London 45 miles

Reception room | Family/sitting room | Study
Dining room | Kitchen | Pantry | Principal bedroom with en suite bathroom | Further bedroom | Family bathroom | WC | Stables
Garden store | Gardens and grounds extending to 4.1 acres | EPC rating TBC

The property

Planning consent has been granted (Ref:DC/15/1744) to demolish the current bungalow and rebuild a substantial house further back in the plot (Prospective purchasers are advised that they should make their own enquiries of the local planning authority). Currently Chandlers is a two-bedroom bungalow that provides light and airy accommodation with clean, neutral décor throughout and views across the extensive grounds.

The flexible living accommodation is arranged on a single accessible level and includes a dual aspect reception room with a brick-

built fireplace, which has been fitted with a woodburning stove. There is also a formal dining room and a further family/sitting room, as well as a useful study for home working, with all reception rooms featuring wooden flooring. The kitchen has fitted units to base and wall level, space for all the necessary appliances, a walk-in pantry and a split Dutch door onto the gardens.

There are two bedrooms, both of which are doubles of similar proportions. The principal bedroom benefits from an en suite bathroom with a separate shower unit. Additionally, the property has a family bathroom and a separate WC.

Outside

The property is set on a substantial plot with gardens and paddocks, as well as a modern stable block. At the front, five-bar wooden gates open onto the tarmac driveway, while to the right, a gravel driveway provides access to the timber-framed stable block. There is a large level paddock which is ideal for exercising horses and is bordered by mature trees and woodland. The garden to the rear of the house includes paved terracing for al fresco dining, and an area of level lawn, measuring approximately 100ft by 150ft.

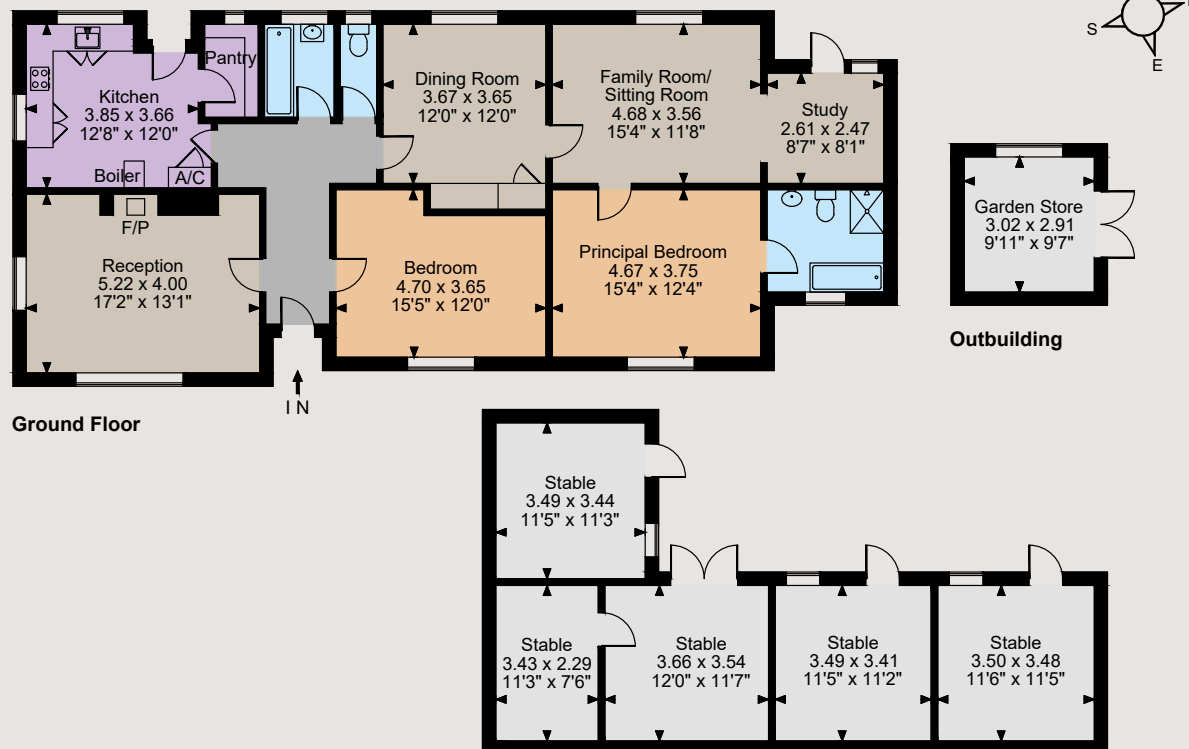
Location

Chandlers occupies a rural location, three miles from Billingshurst and surrounded by beautiful countryside. Two miles away, West Chiltington provides several everyday amenities, such as a post office, a local pub and a primary school, while Billingshurst has plenty of facilities, including small supermarkets, a post office, a library, a pharmacy and several pubs, restaurants and cafés. There is also a leisure centre, a primary school and the outstanding rated secondary, The Weald School. Billingshurst mainline station is just three miles from the property, offering direct services to London Victoria in one hour 10 minutes, while the M23 is also within easy reach. For further everyday needs, Horsham is 10 miles away.





Floorplans
Chandlers, West Chiltington Lane, Broadford Bridge
Main House internal area 1,458 sq ft (136 sq m)
Outbuilding internal area 727 sq ft (68 sq m)
Total internal area 2,185 sq ft (203 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

From Billingshurst proceed east on the A272, on entering Coneyhurst turn right onto West Chiltington Lane and after 1.2 miles, you will find the property on the right.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains electricity, oil heating and private drainage (full details to be provided on request).

Council Tax: The property is in Tax Band F

Tenure: Freehold

Guide Price: £1,250,000

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