



White Oaks Grove Lane, West Chiltington - RH20 2RD

Offers Over £1,250,000

White Oaks, Grove Lane, West Chiltington

- Beautifully designed home completed in 2023 with remainder of Global Homes Warranty
- Large entrance hall with cloakroom and storage cupboard
- Sitting room with wood burner and French doors to terrace
- Office or play room
- Stunning bespoke handmade kitchen with central island, quartz work surfaces & appliances including Fisher and Paykel American fridge freezer & Falcon cooker
- Quartz worksurfaces to kitchen
- Dining room with bi-folds opening to patio terrace
- Utility room with range of fitted cupboards
- Engineered oak flooring to hallway and dining room
- Under floor heating to ground floor
- Four double bedrooms, main with fitted wardrobes and en-suite shower room and family bathroom
- Electric under floor heating to en-suite and family bathroom along with natural stone tiles
- Private garden with large patio terrace and south westerly facing
- Limestone patio terrace
- Electric gate on entrance
- Detached double garage with room over suitable for additional accommodation or ideal space to work from home with en-suite shower
- Garden with a laurel hedge, rhododendrons and variety of other plants and shrubs including roses and foxgloves,

Nestled in a quiet private lane, this beautifully designed 4-bedroom detached house epitomises luxury living. Built in 2023 and boasting the remainder of the Global Homes Warranty, this beautifully designed home presents a perfect blend of modern architecture and high-quality finishes.

Upon entering, you are greeted by a spacious entrance hall, complete with a cloakroom and under stairs storage cupboard. The sitting room exudes warmth with a wood burner, while French doors lead out to a charming terrace, perfect for alfresco dining and entertaining. Additionally, a versatile office or playroom offers flexibility to suit your needs.

The heart of this home lies in the bespoke handmade kitchen, featuring a central island, quartz work surfaces, and top-of-the-line Fisher and Paykel fridge / freezer, Falcon range cooker and Bosch dishwasher. The dining room seamlessly flows



The heart of this home lies in the bespoke handmade kitchen, featuring a central island, quartz work surfaces, and top-of-the-line Fisher and Paykel fridge / freezer, Falcon range cooker and Bosch dishwasher. The dining room seamlessly flows outdoors through bi-fold doors, opening up to a patio terrace that beckons relaxation. Meanwhile, the underfloor heating throughout the ground floor ensures comfort and luxury. Upstairs, four double bedrooms, including the main with fitted wardrobes and an en-suite shower room, await. The electric underfloor heating and natural stone tiles in the bathrooms add a touch of indulgence to every-day living.

Outside, a private garden with a large south westerly-facing patio terrace, a limestone patio, and an electric gate entrance, offer a serene sanctuary. A detached double garage, with additional accommodation potential and ample driveway parking, cater to every convenience. The surrounding garden, adorned with a laurel hedge, rhododendrons, roses, and foxgloves, completes this picturesque abode, making it a truly enchanting space to call home.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



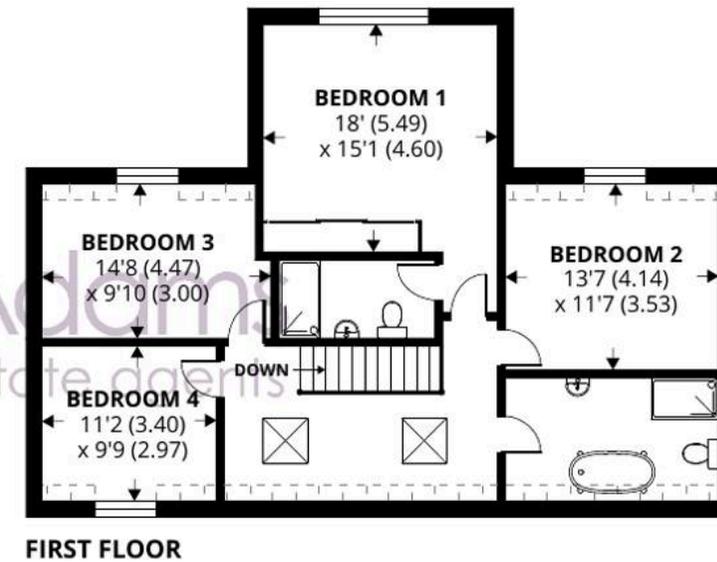
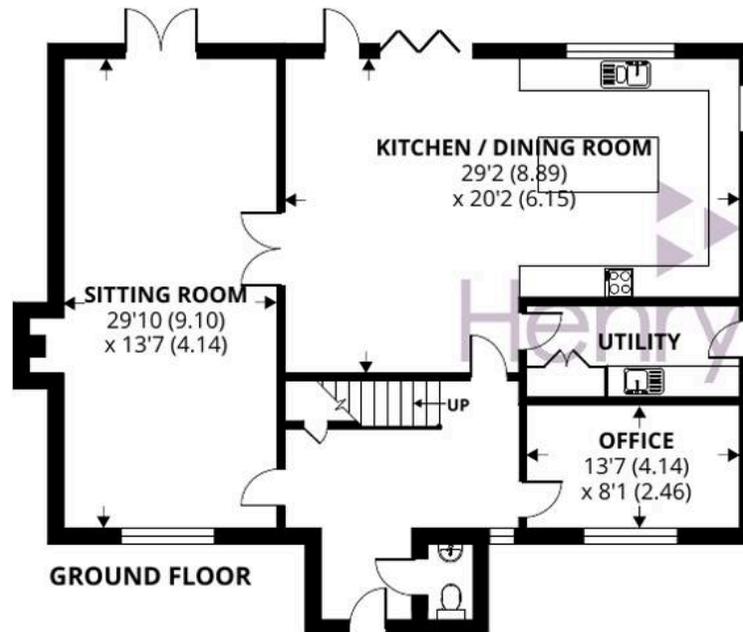
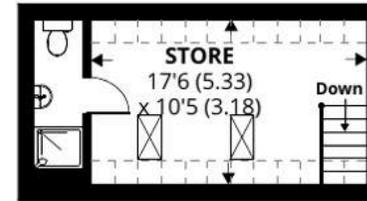
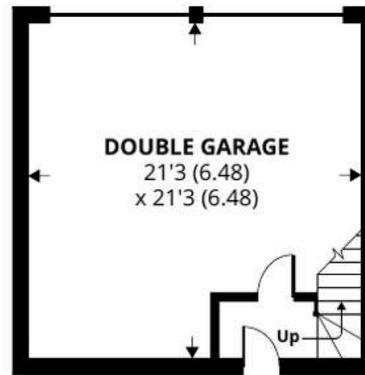








Denotes restricted head height



Approximate Area = 2360 sq ft / 219.2 sq m
Limited Use Area(s) = 107 sq ft / 9.9 sq m
Garage = 456 sq ft / 42.4 sq m
Outbuilding = 169 sq ft / 15.7 sq m
Total = 3092 sq ft / 287.2 sq m

For identification only - Not to scale







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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any