



The Tudors Nyetimber Copse, West Chiltington - RH20 2NE

Guide Price £1,000,000

 **Henry Adams**
estate agents

The Tudors, Nyetimber Copse, West Chiltington

- A well presented family home coming to the market for the first time since built
- Five bedrooms, four bathrooms (three of which are en-suite)
- Double aspect sitting room with patio doors to garden and terrace
- Kitchen with integrated appliances and range of fitted cupboard
- Utility room with external access
- Integral double garage and ample driveway parking
- South facing private garden with terrace. laid to lawn and with a swimming pool
- Offered to the market with the advantage of no forward chain
- Proceedable viewers only

This impressive five bedroom detached family home is offered to the market for the first time since its construction, providing an exceptional opportunity for discerning buyers seeking a spacious and well maintained residence. Located on private estate developed in the late 1970's early 80's with a number of individual properties with secluded plots in the sought after village of West Chiltington with a south facing garden and views to the South Downs.

The property features a thoughtfully designed layout, including a welcoming entrance hall that leads to a generous double aspect sitting room, which enjoys an abundance of natural light and benefits from patio doors that create a seamless flow to the garden and terrace, there is an open fire. The well appointed kitchen is equipped with a range of integrated appliances and ample fitted cupboards, opening to a family / breakfast room, located nearby is the dining room overlooking the rear garden. There is a practical utility room (with convenient external access) which provides additional storage and laundry facilities. There is a ground floor shower room located within easy access to the rear garden and the swimming pool.

The first floor accommodation comprises five well proportioned bedrooms, four bathrooms (three of which are en suite), ensuring comfort and privacy for all family members and guests. The accommodation is adaptable with a separate staircase from the rear lobby so could easily be changed for annexe accommodation if needed.

The integral double garage provides secure parking and additional storage, complemented by ample driveway parking for multiple vehicles. This home is further enhanced by a south facing private garden, thoughtfully laid to lawn and featuring a terrace and a swimming pool, perfect for relaxation and recreation. Presented has been well maintained throughout, and this property is offered with the significant advantage of no forward chain, facilitating a smooth and efficient purchase process. Proceedable viewers only are invited to arrange a viewing and discover all that this exceptional home has to offer.

Location

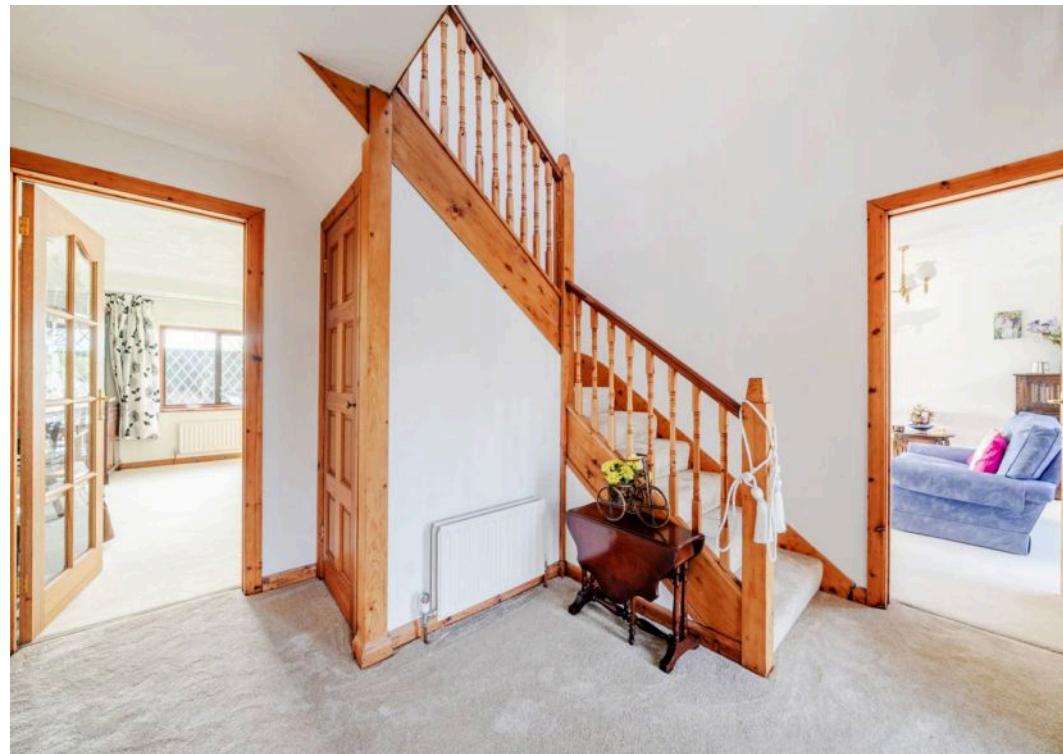
West Chiltington is an attractive and thriving village and has so much on offer, a busy village hall, tennis club, croquet club, cricket club, a post office and local shop in the old village along with the historic St Mary's Church which dates back to the 12th Century and also the village junior school, along with another parade of shops offering a village store and post office, butchers, hairdressers and beauty salon. The surrounding villages of Pulborough and Storrington offer various supermarkets and a range of independent shops. There are numerous walks near the local vineyards and onto various watering holes or an abundance of public footpaths. Rail links to London Victoria and London Bridge and the South Coast are in the neighbouring village of Pulborough. The area around provides a wide range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has rugby, bowls and cricket clubs, and there are leisure centres at Storrington and Billingshurst. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

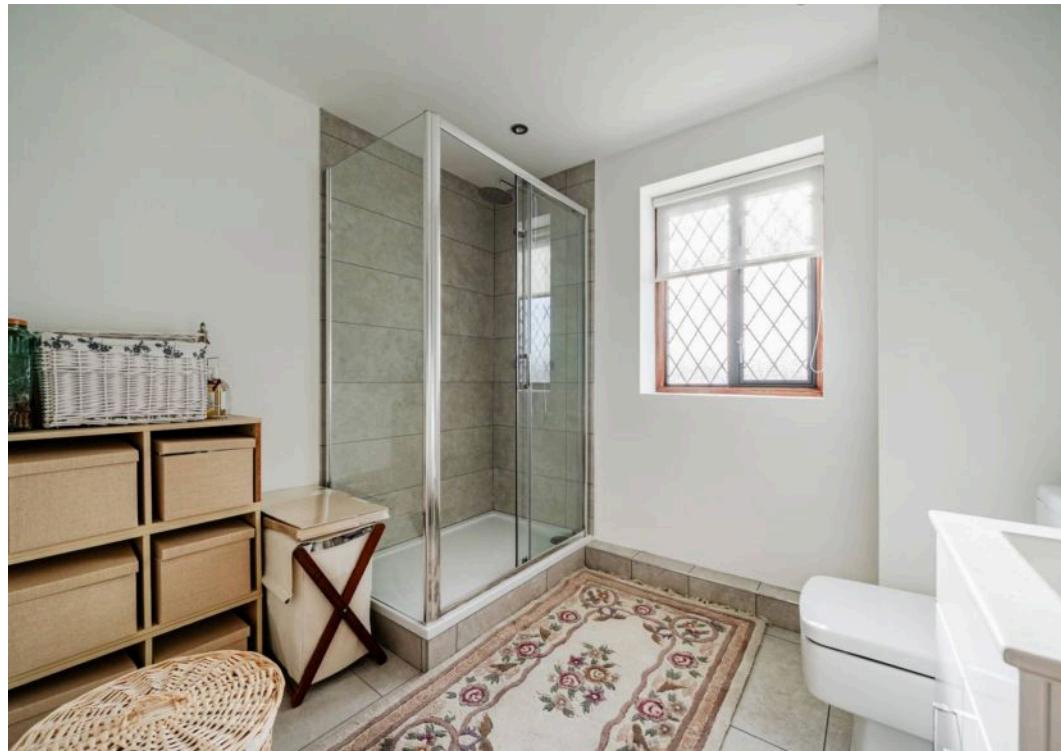
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B









Approximate Area = 2753 sq ft / 255.7 sq m

Garage = 348 sq ft / 32.3 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 3149 sq ft / 292.4 sq m

For identification only - Not to scale







Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.