



Mapletree Lodge The Hawthorns Smock Alley, West Chiltonington - RH20 2QH
£1,500,000



Mapletree Lodge, The Hawthorns, Smock Alley, West Chilmington

- A beautifully presented family home in elevated position in quiet location
- Open plan kitchen / dining / family room with bifold doors to terrace
- Family area with roof lantern
- Kitchen with a large range cooker, integrated appliances and large island
- Quooker tap
- Utility room with integrated dishwasher and space for washing machine, tumble dryer, American fridge freezer and external access
- Sitting room with gas fire and patio doors to terrace
- Family room with French doors to additional terrace and study with fitted storage
- Principal bedroom suite with dressing area and en-suite bathroom with separate bath and walk in shower
- Four additional bedrooms, three being double and the fourth an ideal single or additional office space, en-suite to guest bedroom and family bathroom
- Triple garage and driveway parking
- Delightful gardens with a variety of seating and entertaining areas, irrigation system, herb garden and a variety of plants and shrubs

This beautifully presented five-bedroom detached family home enjoys an elevated position in a peaceful and sought-after location, offering spacious and versatile accommodation ideal for modern family living.

The heart of the home is the impressive open plan kitchen, dining, and family room, which features bifold doors opening to a terrace, a stunning roof lantern that floods the space with natural light but also had a fitted blind ideal for cosy evenings, and a contemporary kitchen equipped with a large range cooker, integrated appliances, a generous island, and a Quooker tap for instant boiling water. The adjacent utility room provides integrated dishwasher, space for a washing machine, tumble dryer, and an American fridge freezer, and convenient external access.

The elegant sitting room boasts a welcoming gas fire and patio doors to the terrace, while the separate family room with French doors offers further flexibility for relaxation or entertaining. The dedicated study, complete with fitted storage, is perfect for home working or as a quiet retreat.

Upstairs, the principal bedroom suite offers a luxurious dressing area and a spacious en-suite bathroom with a separate bath and walk-in shower, providing a private sanctuary. Four additional bedrooms, three of which are generous doubles, ensure ample accommodation for family and guests, with the smallest bedroom making an ideal single or additional office space. The guest bedroom benefits from its own en-suite, and a well-appointed family bathroom serves the remaining bedrooms.

Practicality is further enhanced by a large triple garage and ample driveway parking, ensuring convenience for multiple vehicles. The property is complemented by delightful gardens, thoughtfully landscaped with a variety of seating and entertaining areas, an irrigation system, a charming herb garden, and a rich selection of plants and shrubs (perfect for those who appreciate outdoor living and gardening). This exceptional home combines elegant design, high-quality finishes, and a flexible layout to cater to every aspect of family life, making it a truly outstanding opportunity for discerning buyers seeking comfort, style, and a tranquil setting. Early viewing is highly recommended to appreciate all that this remarkable property has to offer.

West Chilmington 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

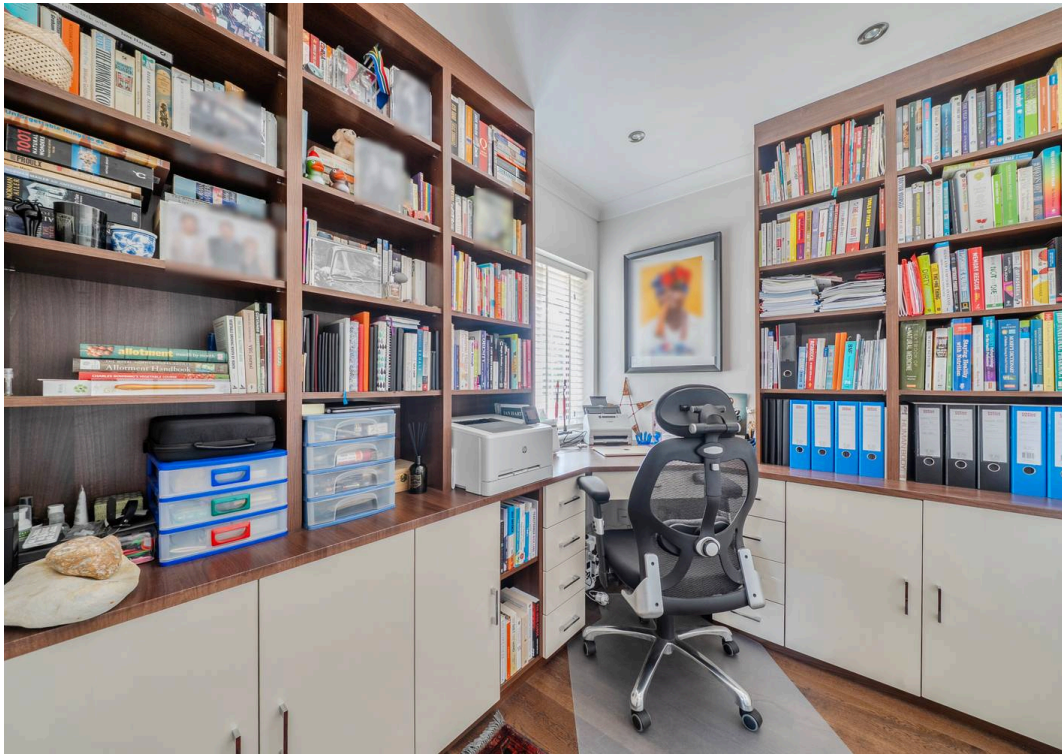
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

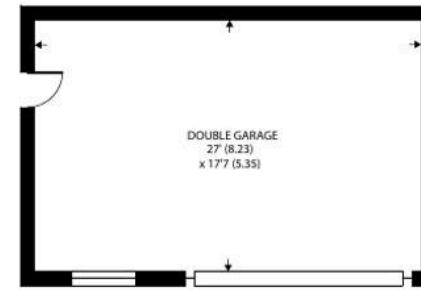




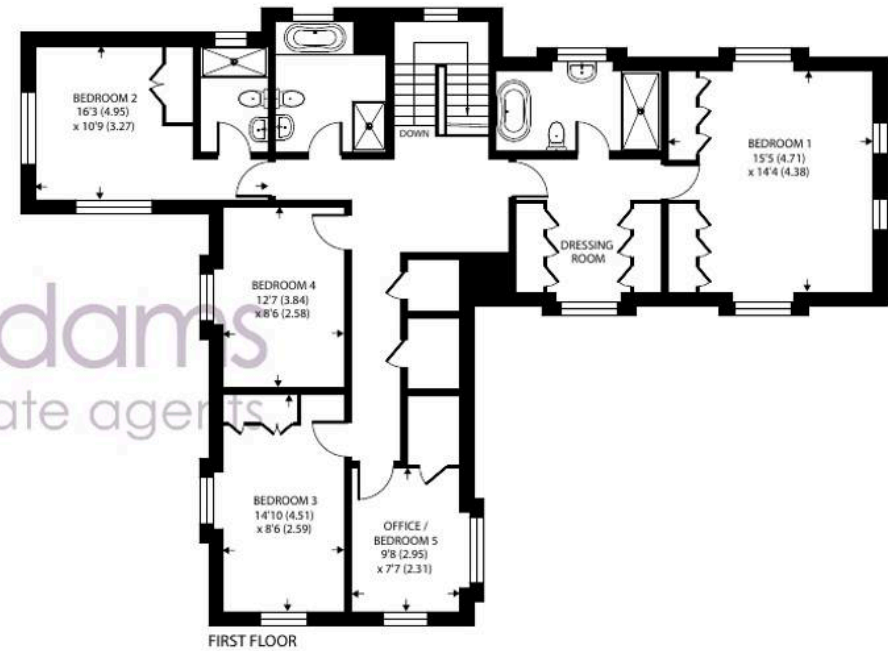








NOT SHOWN IN ACTUAL LOCATION



Approximate Area = 3068 sq ft / 285 sq m

Garage = 474 sq ft / 44 sq m

Total = 3542 sq ft / 329 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.