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BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



Nyetimber Lane Pulborough, RH20 2ND

GUIDE PRICE £1,250,000 - £1,500,000.

Open day Saturday 14th January 2023 - call now to book your private viewing slot

James & James Estate Agents are delighted to bring to the market this deceptively spacious and individually designed substantial detached residence in the heart of West Chiltington.

In brief the accommodation comprises: spacious entrance hall with integral door to double/triple garage with remote controlled up & over door, reception room/bedroom being served with a luxury fitted shower room, stairs down to two double bedrooms both with en-suite bathrooms, and ground floor office/bedroom with French doors opening out onto the South facing rear garden enclosed by glass sliding doors, stairs down to basement.

From the entrance hall there are stairs up to open plan living/dining/family room with feature bi-fold doors boasting stunning views across countryside towards South Downs, recess for snug with living flame log burning stove, and fully fitted high end kitchen with Miele appliances incorporating an induction hob, two ovens, microwave, warming plate, dishwasher, hot tap and oak flooring with stairs up to additional bedroom and feature master bedroom with spacious en-suite bathroom and dressing room.

Other benefits include ample off road parking, feature contemporary landscaped garden with lighting and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautifully presented detached family home.

Council Tax Band G

Spacious entrance hall 25'1 x 6'2 (7.65m x 1.88m)

Bedroom 4/reception room (snug) 19'11 x 10'3 (6.07m x 3.12m)

























Luxury shower room with twin step in shower cubicl

Spilt level stairs down and up

Bedroom two 20'8 x 10'4 (6.30m x 3.15m)

En-suite bath and shower room 11'7 x 6'7 (3.53m x 2.01m)

Bedroom three 21'11 x 10'0 (6.68m x 3.05m)

En-suite bathroom 11'6 x 6'6 (3.51m x 1.98m)

Ground floor office 16'7 x 10'3 (5.05m x 3.12m)

Basement 31'7 x 10'0 (9.63m x 3.05m)

Triple aspect lounge/diner 32'4 x 28'3 (9.86m x 8.61m)

Open plan luxury high gloss fitted kitchen 13'2 x 7'10 (4.01m x 2.39m)

Master bedroom 23'7 x 20'5 (7.19m x 6.22m)

Dressing room 10'7 x 7'0 (3.23m x 2.13m)

Luxury en-suite 9'6 x 10'7 (2.90m x 3.23m)

Bedroom five 13'1 x 10'9 (3.99m x 3.28m)

Double garage with electric up and over door 21'0 x 19'6 (6.40m x 5.94m)

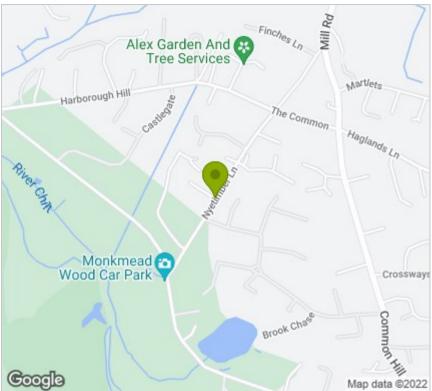
Floor Plan



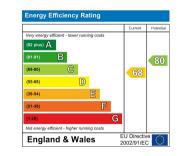
Viewing

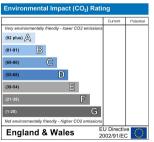
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph





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