



Nyetimber Lane
Pulborough, RH20 2ND

Guide price £1,250,000

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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 cubicle

Split 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

