



Rustlings

Nyetimber Copse, West Chiltington, West Sussex, RH20 2NE

www.alexharveyestateagents.co.uk

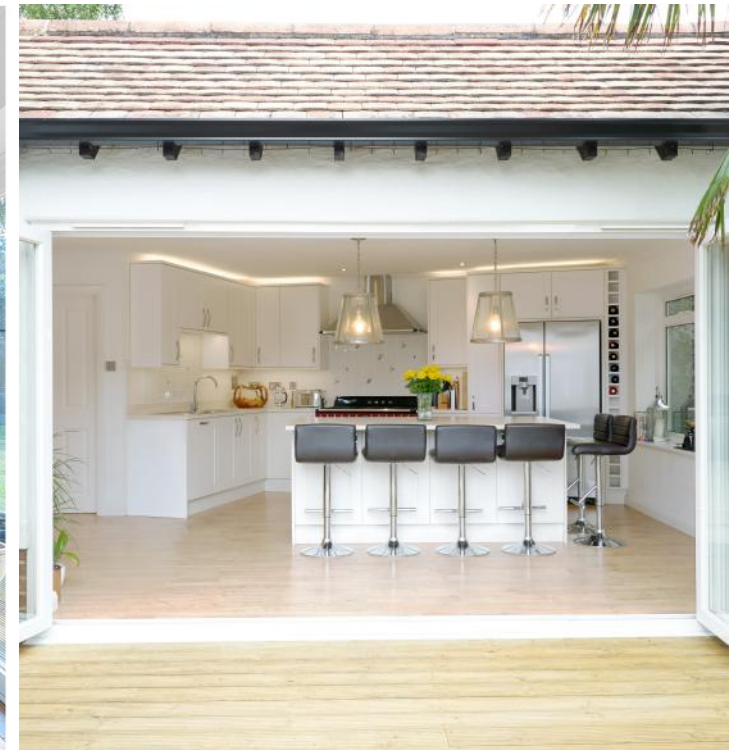


Alex Harvey
A passion for property

Rustlings

An impressive and beautifully presented home situated on a mature plot of around one third of an acre with an integral double garage. Located on an exclusive, private development in the popular village of West Chiltington, close to local amenities and a short drive from Pulborough mainline railway station.

- EXCLUSIVE & PRIVATE ESTATE
- THREE BATH/SHOWER ROOMS
- STUDY/BEDROOM FOUR
- OUTDOOR HEATED SWIMMING POOL
- HORSESHOE DRIVEWAY AND DOUBLE GARAGE
- NO ONWARD CHAIN

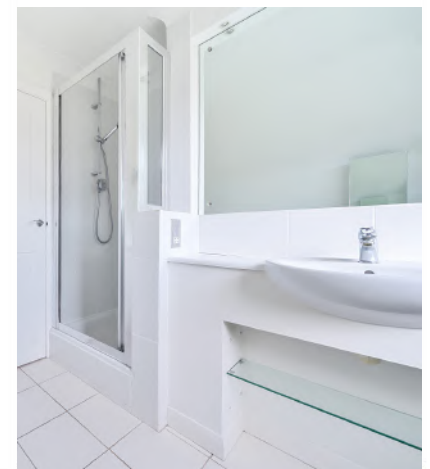








This fabulously located detached home offers plentiful accommodation with planning permission to add a further two bedrooms and bathroom on the first floor. The welcoming hallway provides access to the study/bedroom four, integral garage, kitchen, dining room, stairwell to the first floor, and the sitting room. The study offers an ideal space for those working from home or could be used as a fourth bedroom. The dual aspect kitchen/breakfast room is a particular feature of this home, with practical yet stylish wood-effect flooring, with under-floor heating, and bi-fold doors leading into the garden. The kitchen is fitted with a variety of units, including a central island, with complementing stone worktops and finished with feature tiling. Appliances include a SMEG range cooker with extractor over, American-style fridge/freezer, and integrated dishwasher, microwave and wine cooler. The spacious dining room has a continuation of the wood flooring and an archway into the sitting room. This spacious triple aspect room boasts a feature open fireplace, including an Oak mantel and log store, and patio doors leading into the garden. The winding stairwell leads to the first-floor landing with access to three double bedrooms and family bathroom. All bedrooms have built-in storage and bedroom one has the benefit of an ensuite shower room.





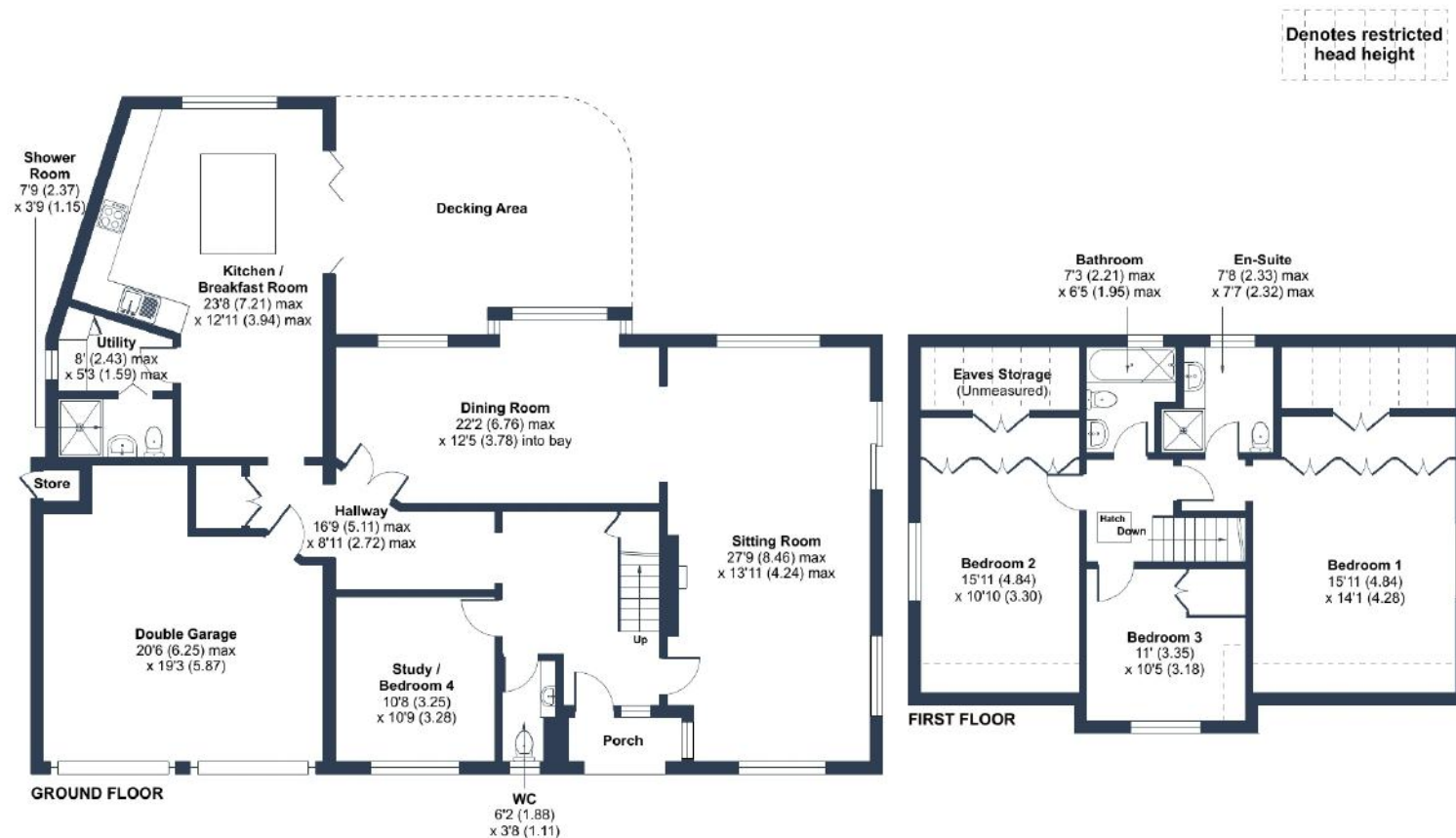


OUTSIDE

Set on a plot of around 1/3 of an acre, the property is approached via a gravelled, horseshoe driveway, providing plenty of parking, which leads to the integral, double garage with power & lighting. Side gates lead to the south-facing rear garden including an area of lawn, an outdoor heated swimming pool, mature wisteria, and two decked areas, perfect for alfresco dining.

West Chiltington, just to the north of Storrington, offers local shops, post office, public houses, primary school, church, and a variety of nearby sports facilities. The increasingly popular Kinsbrook Vineyard, with restaurant and deli, is a short drive from this property. Pulborough is approximately 3 miles away, where there is a main line railway station, offering a regular service to London Victoria.





Approximate Area = 2135 sq ft / 198.3 sq m (Exclude Store)

Limited Use Area(s) = 59 sq ft / 5.4 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 2526 sq ft / 234.2 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1249606

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, gas, water and mains drainage are currently connected to the property. Council Tax Band G, however this could be subject to change. EPC-D. Agents notes: An estate service charge is payable for this property. Restrictive covenants apply - please speak with the agent for further details.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

