



South Goringlee Farm House | Harbolets Road | West Chiltington | RH20 2LG

 **FOWLERS**
ESTATE AGENTS



South Goringlee Farm House

Harbolets Road | West Chiltington | RH20 2LG

£750,000 GUIDE PRICE.

A fantastic opportunity to purchase this wonderful, detached house with wrap around gardens and several workshops/stores. Located and the end of a private lane the house has recently had replacement double glazed windows and there is oil fired central heating. There are three reception rooms on the ground floor as well as a kitchen and large cloakroom/shower room. The landing gives access to three double bedrooms and the bathroom suite has also been refitted. All the rooms have a wonderful outlook over the surrounding countryside with the dining room and main bedroom having a large square bay windows which make ideal places to sit and enjoy the views.



Covered Entrance Canopy

Door leading to:

Hall

Radiator, staircase to first floor, double glazed windows.

Cloakroom/Shower

Tiled shower cubicle with mixer shower, w.c., wash hand basin, double glazed window.

Lounge

Large double glazed sliding patio doors to patio and garden and outlook over surrounding countryside, store cupboards, radiator, archway through to:

Dining Room

(Also approached via Hall)

A light room with a beautiful outlook over surrounding countryside with a feature large square bay with double glazed windows, further double glazed door leading to patio and garden, recessed log burner, radiator.

Study

Radiator, double glazed window.

Kitchen

Range of units comprising: worksurface with base cupboards, space and plumbing for washing machine and dishwasher and space for cooker, space for large

fridge/freezer, further matching worksurface with base cupboards and space and plumbing for washing machine beneath, eye-level cupboards, three large double glazed windows.

Landing

Double glazed window with outlook over countryside, access to roof space, door to:

Bedroom One

Square bay with double glazed windows and wonderful view, radiator.

Bedroom Two

Radiator, double glazed window with outlook over countryside, two sets of fitted wardrobes.

Bedroom Three

Double aspect with double glazed windows and wonderful view, radiator.

Bathroom

Modern suite comprising: panelled bath with mixer tap and hand held shower attachment, wash hand basin with mixer tap, close coupled w.c., airing cupboard housing lagged hot water tank, double glazed window, door giving access to second bedroom.

Grounds

The property is situated amongst its own gardens with

large areas of lawn and a patio adjacent the lounge. Most of the garden enjoy a beautiful outlook over surrounding farmland and countryside. To the front of the property is an area for parking.

Outbuildings

As you approach the property a range of three to four timber built workshops and stores are found, all have power and light and give numerous possible uses.

EPC RATING= D.
COUNCIL TAX=G.



Total area: approx. 118.5 sq. metres (1275.3 sq. feet)

These images are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.



"We'll make you feel at home..."



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