



Island House

Rambledown Lane, West Chiltington, West Sussex, RH20 2NW

Batcheller
Monkhouse

Our Corner of England

ISLAND HOUSE

A beautifully presented detached home set in mature, landscaped gardens on a sought after private lane within a short distance of the village centre and local shop.

Ground Floor

- Spacious Entrance Hall
- Sitting Room/Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Principal Bedroom with En-Suite Bathroom
- 2 Further Bedrooms
- Family Bathroom

Outside

- Driveway
- Double Garage with Store Room
- Good Size Secluded Gardens



DESCRIPTION

Island House is an attractive three bedroom detached bungalow with spacious, bright and airy accommodation having been nicely decorated and thoughtfully designed throughout to provide comfortable modern day living. Quietly set within a highly sought after lane within this popular village, the property sits in mature, beautifully landscaped gardens. The main features of this most appealing home include:

- **Entrance Hall** An entrance porch leads to a good size hallway providing plenty of space for furniture and coat/shoe storage.
- **Sitting Room/Dining Room** Glazed double doors from the entrance hall lead into the sitting room with rear aspect windows and glazed double doors to the rear covered patio. Feature central fireplace with wood burning stove serving both the sitting room and dining room with recessed alcoves either side. Archway leading to the spacious dining room with rear and side aspect. Glazed double doors to:
- **Kitchen/Breakfast Room** Fitted with a contemporary range of cream coloured wall and base units with peninsular breakfast bar and ample granite work surfaces over. Space for feature gas fired Aga,, sink unit and space for fridge freezer. Front aspect and side door to:
- **Utility Room** Fitted with a comprehensive range of cupboards. Rear aspect and door to rear garden. Lobby area with integral door to garage.
- **Main Bedroom** A particularly spacious room with rear aspect and a bank of bespoke built-in wardrobe cupboards. Door to:
- **En-Suite Bathroom** Modern suite comprising panel enclosed bath, pedestal wash basin and low level w.c. Side aspect.
- **Bedroom 2** Double sized bedroom with side aspect and a bank of bespoke built-in wardrobe cupboards.
- **Bedroom 3** Front aspect and fitted with a bank of bespoke built-in wardrobe cupboards.
- **Family Bathroom** A truly impressive and particularly spacious bathroom with vaulted ceiling incorporating a skylight allowing for plenty of natural light to flood in. The suite comprises a walk-in double width shower with rain style shower and glazed screen. Panel enclosed bath, pedestal wash hand basin and low level w.c.



OUTSIDE

A private driveway leads to an integral double garage with power and light, access to a store room and door to rear lobby/utility room. The front garden has been nicely landscaped and planted with a variety of trees and shrubs, whilst the secluded mature rear gardens have also been thoughtfully laid out enjoying an abundance of shrub borders and beds. There is a further garden area to the side with front access, and featuring an ornamental pond. A greenhouse is located to the other side of the property with a raised vegetable plot, log store and a covered raised patio area off the sitting room providing an ideal space for alfresco dining. To the rear of the garden is a small copse bordering a stream.



AMENITIES

Local: West Chiltington village has a public house, shop with post office and Primary School with Storrington and Pulborough both close by providing supermarkets and an excellent range of amenities.

Towns and Cities: Pulborough (approximately 3 miles), Storrington (approximately 2 miles), Horsham (approximately 14.5 miles), London (approximately 54.1 miles).

Transport: Pulborough station (approximately 3.3 miles) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include St Marys Church of England Primary, West Chiltington Primary, Storrington Primary, The Weald School and Steyning Grammar School.

Leisure: West Chiltington Village Hall hosting a variety of activities and sports, West Chiltington Recreation Ground, Chanctonbury Leisure centre in Storrington, South Downs National Park, vineyards at nearby Nutbourne and Kinsbrook with restaurant, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

DIRECTIONS

From our office in Pulborough head east on Lower Street and after approximately 0.9 miles turn left onto West Chiltington Road. Continue onto Harborough Hill and The Common then right onto Common Hill. Turn right again onto Rambledown Lane and the property will be found after a short distance on the left hand side.

What3Words: ///waltz.angel.baseballs

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, 3-4 Medwin Walk, Horsham, West Sussex, RH12 1RL. Telephone: 01403 215100 Website: www.horsham.gov.uk

Services (not checked or tested): Mains water, electricity and drainage. Gas fired central heating.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number: WSX223019

EPC: EPC rating C **Council Tax:** Band G

GUIDE PRICE £950,000

Viewings

For an appointment to view please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

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3. Any description provided herein represents a subjective opinion and should not be construed as statements of fact;

4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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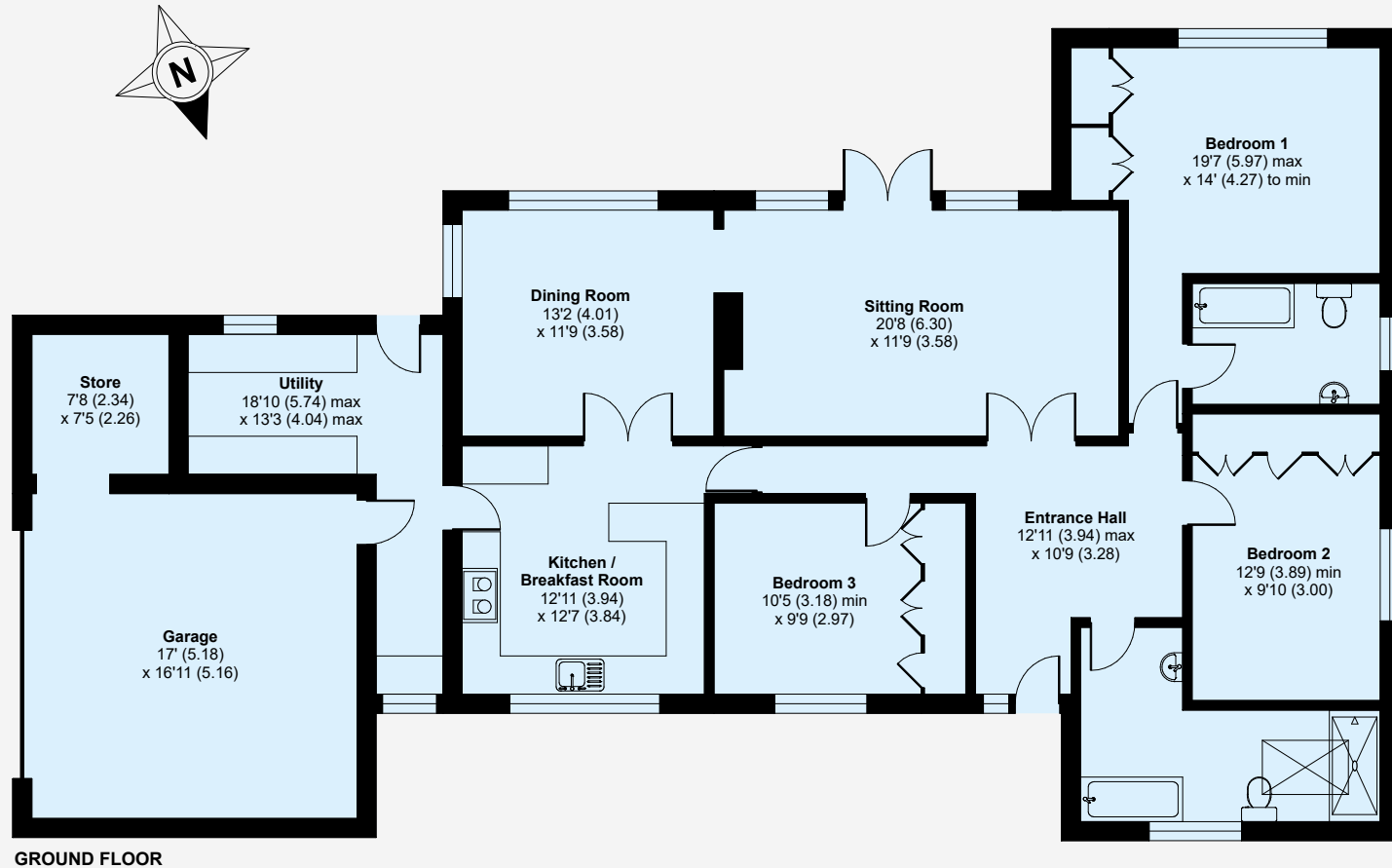
Rambledown Lane, West Chiltington, Pulborough, RH20 2NW

Approximate Area = 1614 sq ft / 149.9 sq m

Garage = 348 sq ft / 32.3 sq m

Total = 1962 sq ft / 182.2 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). © nitchecom 2025. Produced for Batcheller Monkhouse. REF: 1240367

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