



The Gate House | Threals Lane | West Chiltington | West Sussex | RH20 2RF

 **FOWLERS**
ESTATE AGENTS



The Gate House

Threals Lane | West Chiltington | West Sussex | RH20 2RF

'OFFERS OVER' £1,000,000

An individually built four bedroom detached home located in this delightful rural countryside setting, overlooking open fields to the rear and exclusively backing onto Abingworth Vineyard. The property occupies approximately 1/3rd of an acre and internal accommodation extends to 1727sqft comprising: sitting room with feature wood burner, superb open plan kitchen/breakfast room/day room, utility room, walk-in study area, en-suite to main bedroom (currently being installed) and a family bathroom. Outside, there is extensive gravelled driveway parking, an office/gym and a large terrace area taking full advantage of the beautiful outlook. A detached car barn provides versatile additional accommodation, with two separate rooms, one benefiting from an en-suite, plus a self-contained studio with its own kitchen and en-suite.

- Individual detached Home
- Beautiful outlook over open fields
- Occupying approx. 1/3rd of an acre
- Extending to 1727sqft
- Four Bedrooms
- Sitting Room with feature woodburner
- Superb open plan Kitchen/Breakfast Room/Day Room
- Dining Room
- Walk-in Study Area
- Family Bathroom
- En-suite to Main Bedroom
- Detached Office/Gym
- Detached Car Barn/Studio
- Large terrace overlooking countryside beyond
- Extensive Driveway Parking
- View Recommended





Entrance Leaded light double glazed front door to:

Entrance Hall Radiator, oak flooring, leaded light double glazed window, understairs storage cupboard.

Dual Aspect Sitting Room 20' 6" x 12' 5" (6.25m x 3.78m) Feature wood burning stove with stone hearth and oak mantel, dual aspect leaded light double glazed windows, recessed built-in shelving, radiator.

Superb Open Plan Kitchen/Breakfast Room/Day Room 20' 2" x 16' 8" (6.15m x 5.08m) Range of wood block working surfaces with twin enamel Butler sink with mixer tap, built-in eye-level cupboards, integrated fan assisted electric oven with four ring electric hob and extractor over, twin plate Aga cooker with tiled back and oak mantel over, radiator, oak flooring, exposed ceiling beam with built-in shelved storage cupboard.

Day Room Area 10' 8" x 6' 5" (3.25m x 1.96m) Space and plumbing for washing machine, working surfaces, bi-folding doors with steps leading to terrace with beautiful views over open fields and countryside, door leading to:

Walk-In Study Room 14' 4" x 8' 11" (4.37m x 2.72m) Being 'L' shaped with radiator, leaded light double glazed windows.

Ground Floor Shower Room Folding glass and chrome screen with overhead soaker and separate shower attachment, w.c., wash hand basin, extractor fan.

Dining Room 16' 6" x 9' 5" (5.03m x 2.87m) Leaded light double glazed windows overlooking open fields, exposed feature ceiling beams, radiator.

Stairs to:

First Floor Landing Access to loft space with ladder and light, shelved linen cupboard.

Bedroom One 12' 5" x 11' 5" (3.78m x 3.48m) Radiator, exposed ceiling beams, leaded light double glazed windows, door leading to:

En-Suite Shower Room Currently being installed.

Bedroom Two 15' 6" x 10' 0" (4.72m x 3.05m) Built-in wardrobe cupboards, dual aspect leaded light double glazed windows with views out across open countryside.

Bedroom Three 12' 5" x 8' 8" (3.78m x 2.64m) Leaded light double glazed windows, radiator, walk-in wardrobe cupboard housing hot water cylinder.

Bedroom Four 10' 8" x 8' 11" (3.25m x 2.72m) Radiator, leaded light double glazed windows with views across open fields and countryside.

Family Bathroom Claw leg Victorian bath with electric pump shower with overhead soaker, part panelled walls, inset wash hand basin with monobloc tap, heated chrome towel rail, concealed spot lighting.

Outside

Front Garden Wooden gate leading to extensive gravelled parking area to the front with shaped lawned areas.

Further Side Section of Garden Steps up to:

Gym/Office 15' 7" x 9' 4" (4.75m x 2.84m) Range of built-in storage cupboards, wall-mounted electric heater, steps up to:

Kitchenette Area 19' 3" x 9' 10" (5.87m x 3m) Stainless steel single drainer sink unit with drawers and cupboards under, cupboard housing hot water boiler, oak flooring, door leading to:

WC Pedestal wash hand basin, push flow w.c., extractor fan.

Rear Garden Large re-laid stone terrace with beautiful views towards open countryside, partially screened by hedging.

Detached Studio/Car Barn 17' 6" x 8' 8" (5.33m x 2.64m) Roller door, own private entrance, wireless external lighting, private staircase and balcony with double glazed French doors leading to studio area, walk-through area leading to:

Kitchenette Built-in fan assisted oven and separate grill, two ring hob with extractor over, stainless steel single drainer sink unit, built-in storage cupboards, door leading to:

Downstairs Bedroom 15' 6" x 8' 11" (4.72m x 2.72m) Double doors to outside, door to:

Shower Room Folding glass and chrome screen with fitted independent shower unit, push flow w.c., space and plumbing for washing machine.

EPC Rating: Band D.

Directions:

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
<https://what3words.com>
[///headstone.speech.booklet](https://headstone.speech.booklet)



The Gate House, Threals Lane, West Chiltington, Pulborough, RH20

Approximate Area = 1727 sq ft / 160.4 sq m

Studio = 370 sq ft / 34.3 sq m

Car Barn = 158 sq ft / 14.6 sq m

Gym / Office = 232 sq ft / 21.5 sq m

Total = 2487 sq ft / 230.8 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). © richcom 2026. Produced for Fowlers Estate Agents. REF: 1537441



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



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