

CHURCHILL
COUNTRY & EQUESTRIAN



RICKYARDS
WISBOROUGH GREEN, WEST SUSSEX

Rickyards

Newpound Lane, Wisborough Green, West Sussex,
RH14 0EE

A beautifully presented 4 bedroom family home situated within walking distance of the sought after village of Wisborough Green with its village shop, pretty village green, well-regarded pub and its excellent primary school.



The Property

GROUND FLOOR

- ~ Entrance Hall
- ~ Kitchen
- ~ Living Room
- ~ Snug / Office
- ~ Conservatory
- ~ Double Bedroom with en-suite

FIRST FLOOR

- ~ Double aspect Master bedroom
- ~ Two further double bedrooms
- ~ Family bathroom

GARDENS & GROUNDS

- ~ Beautiful garden, predominately laid to lawn with a lovely decking area.







A welcoming entrance hall leads through to the kitchen which has a range of fitted cupboards, oak worktops and a Rangemaster oven. Double doors from the kitchen lead through to the spacious, double aspect living room with a feature woodburning stove. There are double doors out to the garden and a useful storage room which could work well as a small office. At the far end of the kitchen a door leads through to the conservatory which backs onto the garden. The utility room which also houses the boiler is in a separate room just outside of the conservatory. Downstairs there is also a snug / office which looks out over the front of the property and a large double bedroom with an en-suite. It is thought this area could work well as a self-contained annex.

Upstairs there are 3 further double bedrooms, 2 of which are double aspect, and a pretty landing area overlooking the garden. There is also a modern family bathroom with a bath and shower overhead.



Outside, the garden is a good size, mainly laid to lawn but with a lovely decking area. There is also a small lawn to the front of the house adjacent to the driveway where there is ample parking for a number of vehicles. The property also benefits from an attached garage and a useful log store.

FURTHER INFORMATION

Services: Mains drainage, electricity and water. Oil central heating. Gas for Range.

Local authority: Chichester District Council · 01243 785166 / www.chichester.gov.uk

Tax Band: F

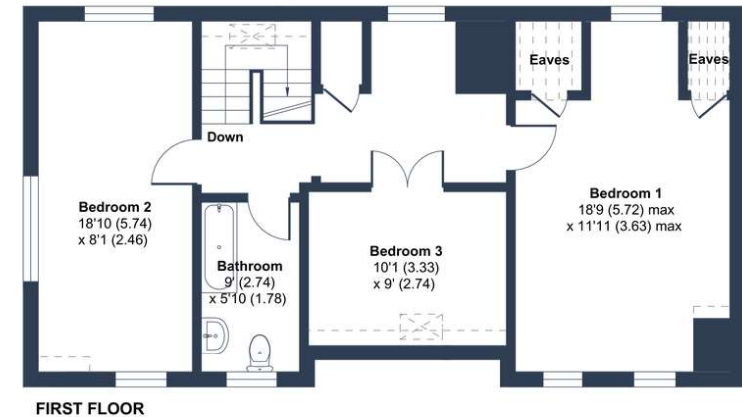
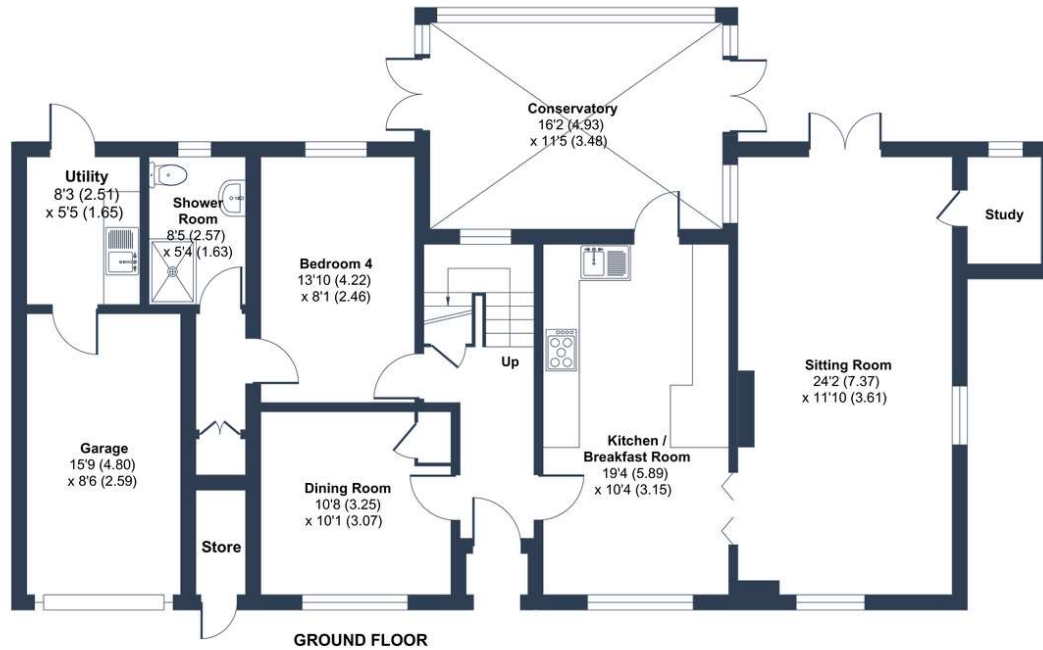
EPC: F

Tenure: Freehold

Photographs: Taken October 2019



Denotes restricted head height



Approximate Area = 2028 sq ft / 188 sq m (includes garage)
 Limited Use Area(s) = 41 sq ft / 4 sq m
 Total = 2069 sq ft / 192 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Alex Harvey Estate Agents. REF: 640675

Viewing strictly by appointment through the Vendor's Sole Agents Telephone: 01403 700222 | Web: www.churchillcountry.com

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