



Guide Price £700,000 - £750,000 Freehold

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'Priory Lodge' Silverdale, Coldwaltham, Pulborough RH20 1LJ

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Moore & Partners

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**'Priory Lodge' is located in the South Downs village of Coldwaltham, Pulborough. This extended detached chalet bungalow offers spacious flexible accommodation with the added benefit of conservatory, generous gardens and a driveway for numerous vehicles.**

Welcome to 'Priory Lodge' Located in the South Downs Village of Coldwaltham Pulborough is this superb extended Detached Chalet Bungalow. This spacious property offers very flexible accommodation with the added benefit of double-glazed conservatory, generous surrounding gardens and a driveway for numerous cars. Coldwaltham is a lovely village, just over two miles from Pulborough, which has a mainline station with direct access to London. Additionally, Pulborough offers a variety of independent and specialist shops, two supermarkets, a library, doctors and dentists. The area is a wonderful place to enjoy the great outdoors, with beautiful walks nearby. The village primary school is excellent and is just a few minutes' walk away, as is the local Church. You can enjoy a beautiful meal, a glass of wine or a beer at the Labouring Man which is situated just a short walk away.

On arriving at the property, you enter through the five-bar gate onto the impressive brick block driveway which can cater for numerous vehicles. To the right of the driveway and to the front of the property are areas of level lawn with a brick block pathway leading to the front door and an iron gate located to the side providing side access to the rear of the property. Access to the rear of the property can also be gained via a further gate located on the opposite side. On entering the property, you will find yourself in the generous entrance hall with stairs to the first floor and landing. The entrance hall provides access to the downstairs W/C, bedroom four, bedroom three with en-suite, family sitting room, dining room and the open kitchen/breakfast room. The very spacious family sitting room which is located to the rear of the property enjoys wonderful views of the rear garden and is flooded with plenty of natural light, from the sitting room a door provides access in to the double-glazed conservatory. The sitting room can comfortably cater for free standing sofas, additional lounge furniture whilst still providing plentiful floor space. Within the sitting room is a raised brick plinth and a brick-built fire place surround with wooden mantle over which provides a lovely focal point. Also located to the rear of the property is open plan kitchen/breakfast room which again benefits from plenty of natural light and views over the garden. The kitchen is fitted with a generous range of base and eye level wooden units which are accompanied with wooden work surface surround. Space is provided for all your white goods and cooker with additional space for a fridge/freezer within the open breakfast room. The double aspect open breakfast room can comfortably cater for a 6/8-seater table and chairs and is an ideal space to enjoy your morning coffee. A door to the rear of the breakfast room provides direct access to the rear garden and paved patio seating area. A separate dining room is the perfect a setting for entertaining friends or enjoying a family meal. The dining room like the sitting room and kitchen /breakfast room is located at the rear of the property providing views of the garden, plenty of natural light and access into the conservatory. There are two double bedrooms located on the ground floor. Bedroom three can comfortably cater for a king-size bed with additional floor space for free standing bedroom furniture. this bedroom also benefits from an En-Suite shower room with enclosed shower cubical, low-level w/c, glass blow basin and window. Bedroom four is a generous double bedroom with plentiful floor space and overlooks the front gardens.

The first-floor landing provides access to both the master bedroom, bedroom two and the family bathroom. Both the master bedroom and bedroom two can cater for king-sized bed and both overlook the front of the property. The master bedroom benefits for a range of built-in wardrobes. The family bathroom is fitted with a three-piece coloured suite set against tiled flooring and tiled walls with window to the front aspect.

The rear garden is real feature to the property which spans across the entire width and continues round to the right of the property. The garden offers a good degree of p4rivacy and seclusion and is mostly laid to lawn and enclosed with panelled fencing to all sides. A paved patio makes the perfect area for your summer furniture and barbecue.



# Room Details

## Ground Floor

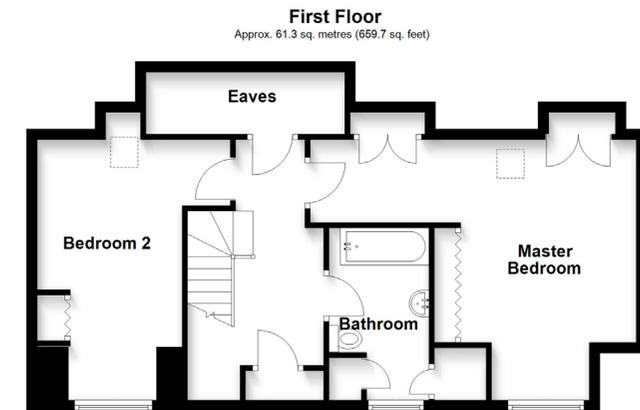
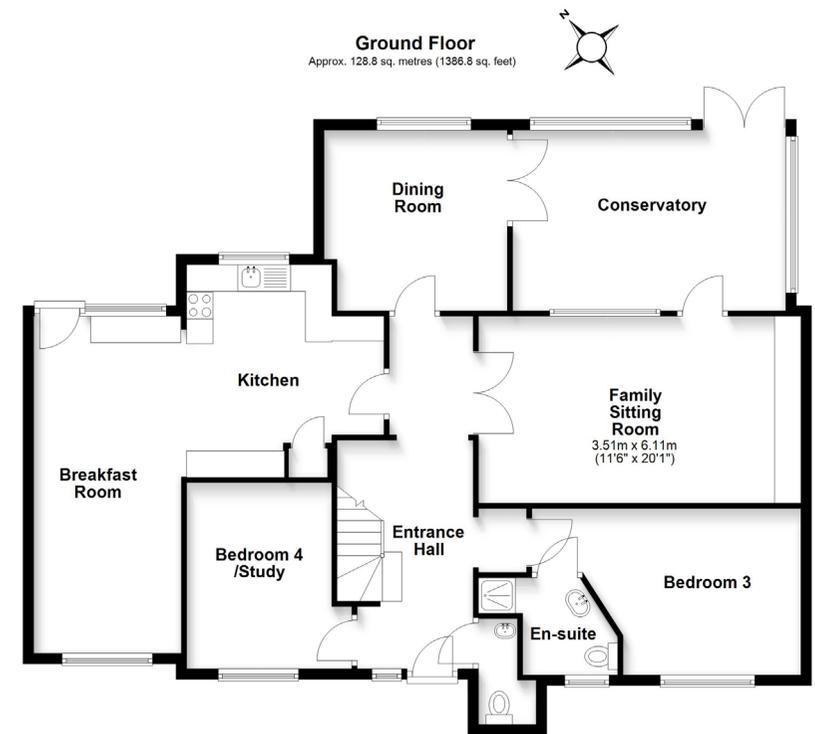
Entrance Hall	
Downstairs W/C	
Family Lounge	19'9" x 12'6" (6.02m x 3.81m)
Dining Room	11'4" x 11'2" (3.45m x 3.40m)
Open Plan Kitchen	12'0" x 10'9" (3.66m x 3.28m)
Open Plan Breakfast Room	19'3" x 8'6" (5.87m x 2.59m)
Conservatory	17'0" x 8'3" (5.18m x 2.51m)
Bedroom Three	16'8" x 10'7" (5.08m x 3.23m)
En-Suite Shower	
Bedroom Four / Study	13'5" x 11'10" (4.09m x 3.61m)

## First Floor

Landing	
Master Bedroom	16'0" x 10'0" (4.88m x 3.05m)
Bedroom Two	15'9" x 9'0" (4.80m x 2.74m)
Family Bathroom	

## Outside

- Driveway
- Front Garden
- Rear Garden



Total area: approx. 190.1 sq. metres (2046.5 sq. feet)

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