



Storrington, West Sussex RH20



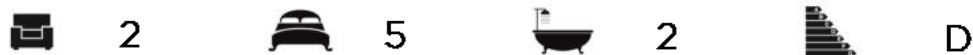


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Guide Price £899,500 Freehold

ID: 25886

Storrington 3.5 miles, Pulborough 3.7 miles, Worthing 13.9 miles,
Horsham 12.6 miles, Chichester 20.1 miles, Gatwick Airport 27.7 miles



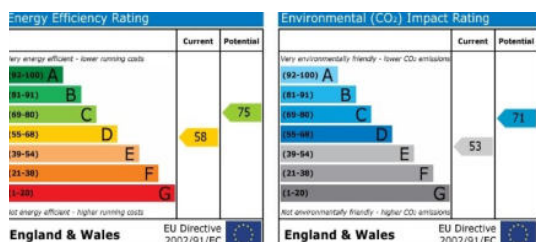
- Accommodation of almost 3,000 sq ft
- Double aspect sitting room
- Ample parking
- South west facing garden
- Positioned in a private lane
- Tranquil location

Directions

It is advisable NOT to use SATNAV directions.

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction on the A283 to the mini-roundabout and continue straight over on the A283 to Manleys Hill and into Washington Road. After approximately two miles turn left into Hampers Lane and take the second right into Sanctuary Lane. Continue until the "T" junction and turn left into Georges Lane. The property will be found after approximately two hundred metres on the left hand side.

What3words:///icles.pursuing.titles



The Property

This spacious detached property boasts accommodation of almost 3,000 square foot (including garage) and offers buyers a huge degree of versatility with generous room sizes throughout the light and airy property. Presented in good decorative order this family home affords a beautiful woodland outlook to the front onto protected National Trust land. It also enjoys a feeling of open space to the rear, where the generous south west facing garden provides an ideal haven to appreciate the peace and tranquillity of this highly desirable location.

The versatile accommodation comprises storm porch with door into the entrance hall. To the left hand side is the generous master bedroom suite with fitted wardrobes and door into the modern fitted en-suite shower room. Double doors lead into the study/office and the stunning double aspect sitting room with open fire and patio doors leading out to the rear garden can be found to the rear of the property. There is a further ground floor double bedroom with lovely outlook to the rear and this is served by a modern fitted bathroom, with separate walk-in shower.

A door leads into the kitchen with separate breakfast room having a working multi-fuel stove, and this then extends into a family area. A door from here leads to the front courtyard, providing a fabulous spot to enjoy the morning sun and there is an internal door into the double garage. Off the kitchen double doors lead into the dining room, which again has a pleasant outlook over the rear garden and the utility room can be accessed from the breakfast area, which features patio doors to the rear.

Stairs from the entrance hall lead to the landing, which then leads into a hobbies/study area offering a pleasant outlook towards woodland at the front. There is a generous double bedroom (3) with built-in wardrobes and eaves storage and sharing the same pleasant outlook over woodland. There is an adjacent area to make an en-suite shower room for bedroom three, thereby providing an alternative upstairs master suite. The current owners have had drawings completed for this (available on request). There are two further bedrooms, bedroom four enjoying a beautiful view across the rear garden and beyond and bedroom five, which is a double has a light southerly aspect. These three bedrooms are served by a family bathroom.

Agent's note

An internal inspection is highly recommended to appreciate the space and the versatility of this property, which has been a family home to the current owners for thirty-four years. It is set in an extremely peaceful and hugely desirable area.



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Outside

The property is extremely well screened to the front. There is a large gravel driveway providing ample off road parking and turning for several vehicles.

The front has a raised flower bed enclosed with sleepers and post and rail fencing being screened with an attractive array of mature trees, shrubs and flowering plants. There is vehicular access to the double garage, bin store area and a pathway to the left of the property leads to a gate giving access to the secure rear garden.

The stunning south west facing rear garden has been beautifully landscaped by the current owners and provides complete privacy and seclusion with a fabulous outlook at the end onto private woodland. There is a generous patio area providing an ideal location for alfresco dining with the remainder of the garden being laid to an expanse of lawn. There are various further seating areas to enjoy the different aspects of this lovely garden and the lawn is interspersed with flowers, shrubs and evergreens together with a variety of established trees and hedging to the boundaries. There is also a wooden shed. Fencing separates the more formal garden from the vegetable growing area with greenhouse, three raised vegetable beds and three compost compartments.



Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sports and recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

Mains electricity, water and drainage. Oil fired heating to radiators.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 51 Mbps

Council Tax

Council Tax Band G. Please contact Horsham District Council on 01403 215100.

In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

Viewing

Viewing strictly by appointment through GL & Co. Telephone 01903 742354 or email: enquiries@glproperty.co.uk



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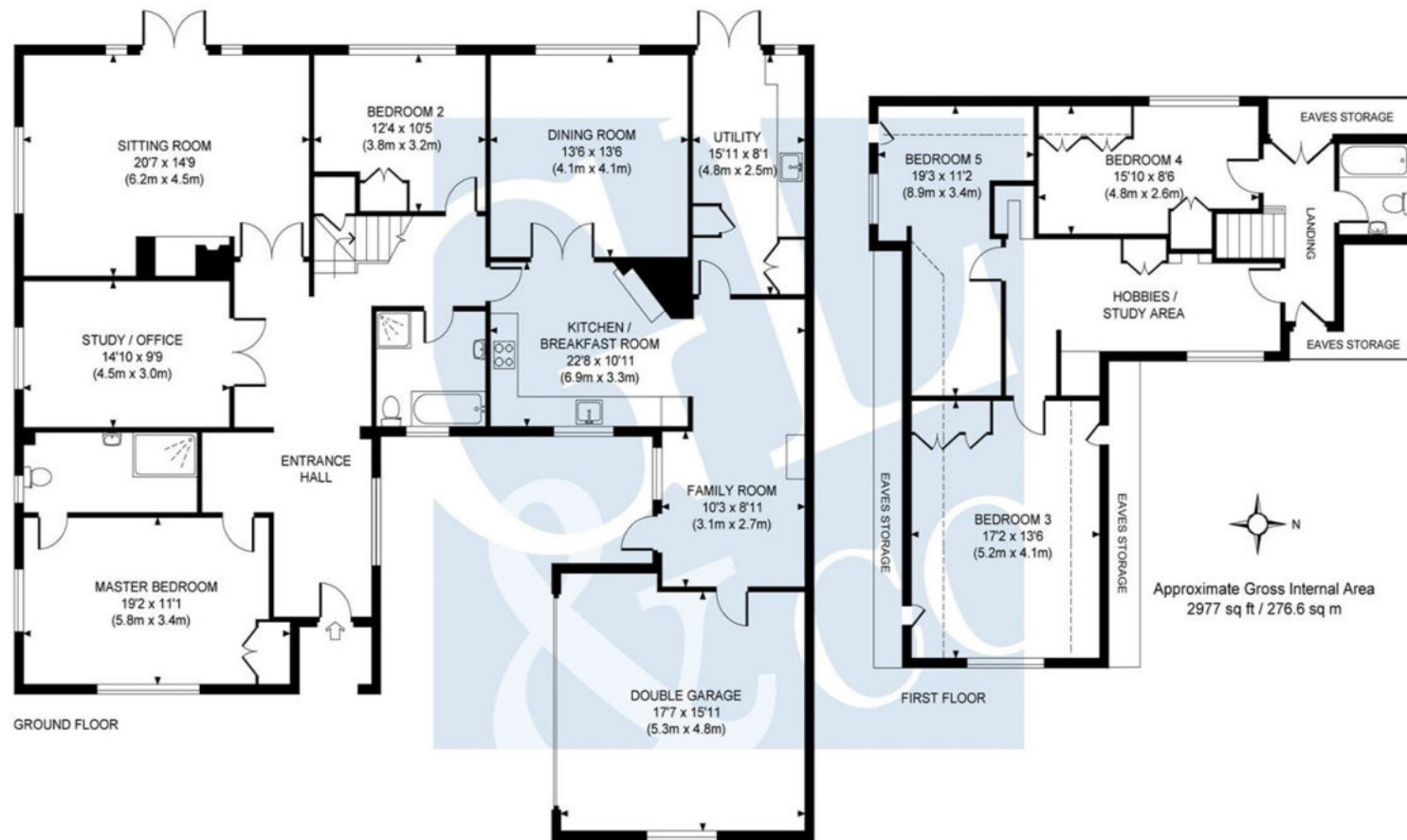




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