



Storrington, West Sussex RH20





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Guide Price of £975,000 Freehold

ID: 75799

Storrington 1.6 miles, Worthing 9.1 miles, Chichester 18.6 miles,
Pulborough 6.3 miles, Horsham 14.4 miles, Gatwick Airport 30 miles

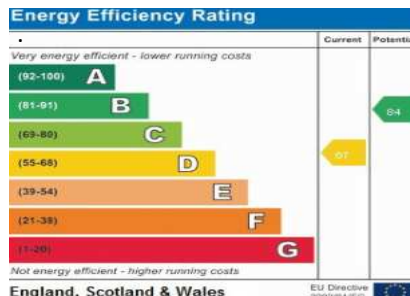


- Approximately 2,243 sq.ft of accommodation (incl. garage)
- Beautifully positioned on the fringes of Storrington
- Stunning gardens surrounding the property
- Off road parking and turning for multiple vehicles
- Quiet location
- Ability for further enlargement (STNPC)
- No onward chain

Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). Continue into Thakeham Road (B2139) and at the traffic lights at Water Lane, continue straight over. Shortly after at the mini-roundabout by Steyning Grammar School/Thakeham Primary School bear right into Rock Road and take the third turning on the right into Thakeham Copse. Continue ahead and take the first right into Birch Way. The property will be found at the end of the cul de sac on the right hand side.

What 3 words///foam.bits.consults



The Property

This stunning detached home is conveniently positioned off Thakeham Copse on the fringes of Storrington, with good links for commuters into the village as well as access to the A24 and nearby to local schools. Nestled at the end of a no through road and offering a high degree of privacy and seclusion, the property has been improved and extended by the current owners and has the ability to be further enlarged (STNPC).

The accommodation comprises door into the entrance porch with WC to the left and further door leading into the reception/dining hall. This generous dining area is a fabulous space for entertaining with a pleasant outlook to the front and a door to the rear leads to the kitchen/breakfast room. The bespoke kitchen features a range of matching wall and base units with granite worksurfaces, integral dishwasher, Neff oven and microwave and has a pleasant outlook across the rear garden. There is ample space for dining and double doors lead through to an additional room currently used as a study, with tiled flooring and door to the garden. A further door from the kitchen leads into the utility room with space and plumbing for washing machine and further appliance. At the far end a door leads out to the driveway. The sitting room can be accessed from the kitchen or the hall and is a triple aspect light room featuring a remote gas fire with limestone surround and hearth. Double doors open up to the sunny south westerly patio.

From the reception hall stairs lead to the first floor galleried landing. The principal bedroom is to the rear of the property with full width built-in wardrobes having mirror fronted sliding doors and there is an en-suite wet room style shower with ceiling mounted shower head and flexible attachment, and wall mounted thermostatic controls. Bedroom two is also to the rear with double built-in wardrobes. Bedrooms three and four are both doubles and offer a front aspect. To conclude the internal accommodation there is a family bathroom with tiled walls and flooring, and a white suite with tile enclosed bath.

Services

All mains services are connected.
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 37 Mbps

Council Tax

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

Viewing

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



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Outside

The stunning gardens have also been the subject of considerable improvement over the years by the current owners with various seating areas to enjoy this delightful quiet location. A shingle drive leads into the grounds providing off road parking and turning for multiple vehicles. There is brick edging to the driveway with well manicured lawns to either side. The front of the property incorporates a small woodland area with pathway and secluded seating. There is separate seating area with attractive rockery and various established flowers and shrubs. The garden continues around both sides, with the lawn extending to the left where a patio area adjoins the property and provides an ideal spot for alfresco dining.

The level lawn continues around to the rear and there are further well stocked beds with attractive flowers and shrubs. There is a wooden shed. The attached double garage is currently configured to incorporate a workshop but could easily be reinstated as a double garage.

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.

In the Know

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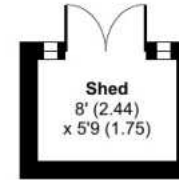
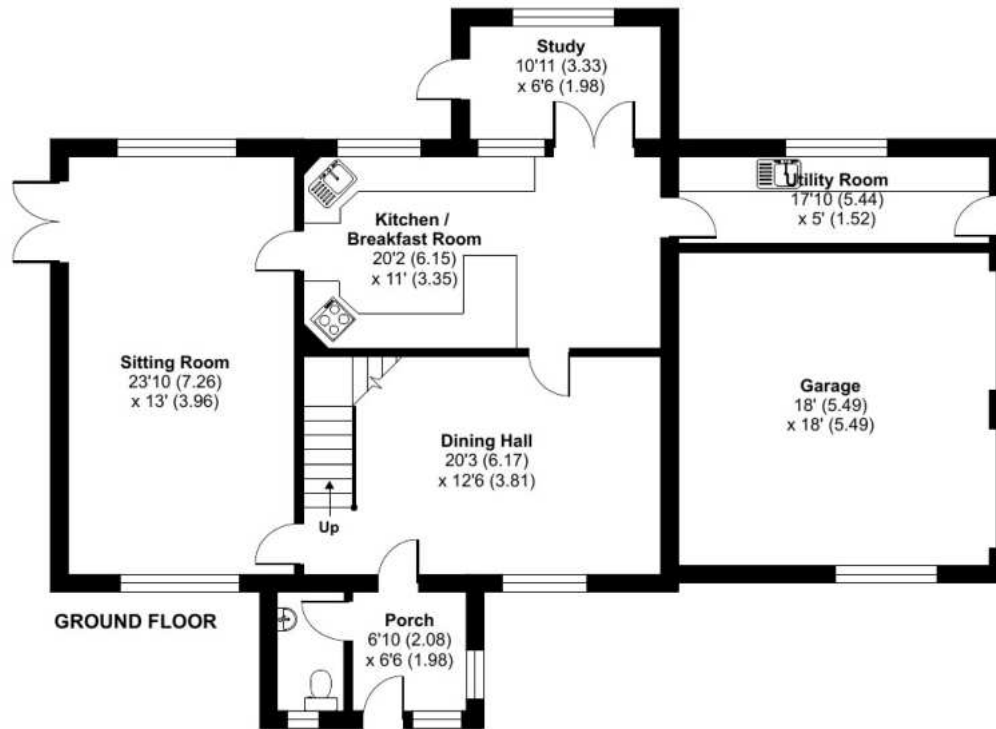
Birch Way, Storrington, Pulborough, RH20

Approximate Area = 2243 sq ft / 208.3 sq m (includes garage)

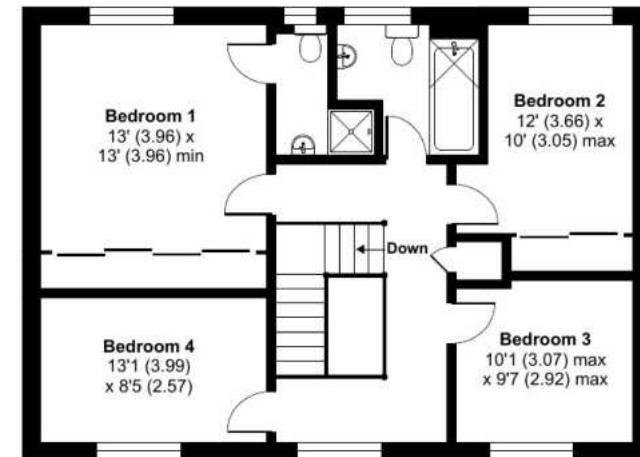
Outbuilding = 47 sq ft / 4.3 sq m

Total = 2290 sq ft / 212.7 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2024. Produced for GL&CO Estate Agents. REF: 1090816

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

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