



The Acorns | Oak Avenue | Storrington | West Sussex | RH20 3PW







# The Acorns

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£775,000

'The Acorns' is an attractive and substantial detached family house offering well planned and spacious accommodation, with the additional benefits of planning permission granted for a substantial extension if required. The property is situated in a sought after residential area towards the end of a short cul-de-sac and has large gardens and grounds offering an excellent degree of seclusion and privacy. We can strongly advise an early inspection to fully appreciate this property.

- Detached Four Bedroom Home
- Quiet Cul-de-Sac Location
- Superb Sized Drawing Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom with En-suite
- Family Bathroom
- Double Garage with Workshop
- Planning Permission Granted for a substantial Extension if required
- Good Sized Private Rear Garden
- Double Entrance Driveway
- Area of Parking
- Spacious Accommodation
- Early Viewing Advised

**Entrance** Front door to:

**Reception Hall** Engineered hardwood flooring, understairs cupboard

**Cloakroom** Re-fitted with modern suite of sink unit with mixer tap in vanity surround and cupboards, low level w.c., part tiled walls.

**Drawing Room** 23' 6" x 13' 3" (7.16m x 4.04m) Stunning room with triple aspect and replacement Georgian windows, feature marble fireplace in matching hearth and mantel, casement doors to patio and garden.

**Dining Room** 13' 0" x 11' 5" (3.96m x 3.48m) Aspect to front, engineered hardwood flooring.

**Kitchen/Breakfast Room** 16' 5" x 12' 2" (5m x 3.71m) Well fitted with a range of units, laminated work surfaces, wood drawers and cupboards, built-in four ring gas hob with extractor hood, built-in double oven in matching unit, complete range of eye-level cupboards and corner shelved cupboards, sink unit with one and a half bowl single drainer, door to:

**Utility Room** 9' 5" x 6' 10" (2.87m x 2.08m) Range of units, sink unit, space for fridge/freezer, plumbing for washing machine, door to garage.

**Conservatory** 11' 4" x 10' 8" (3.45m x 3.25m) Pitched roof, roof light window with electric teleflex opener, ceiling fan, twin doors to garden, radiator, carpet.

**Stairs to:**

**First Floor Landing** Access to roof space, twin built-in airing and linen cupboards.

**Master Bedroom** 13' 3" x 13' 3" (4.04m x 4.04m) Aspect to front, complete built-in range of wardrobe cupboards with two double wardrobes, central bed recess, twin bedside cabinets, shelf over and twin double eye-level cupboards with lighted recess, further triple wardrobes and range of built-in drawers, further drawer unit, door to:

**En-Suite Shower Room** Shower cubicle, vanity wash hand basin, cupboards under, mirror and mirrored cupboards over, fully tiled walls, low level w.c.

**Bedroom Two** 12' 9" x 10' 1" (3.89m x 3.07m) Bright and spacious double aspect room with outlook to side and rear, built-in double wardrobe.

**Bedroom Three** 12' 9" maximum" x 11' 1" (3.89m x 3.38m) Aspect to front, built-in double wardrobe.

**Bedroom Four** 10' 0" x 7' 9" (3.05m x 2.36m) Aspect to rear.

**Family Bathroom** Bath with shower over, shower screen, vanity basin and surround with cupboards under, low level w.c., fully tiled walls.

**Outside**

**Front** The property is approached with a double entrance drive providing parking. There is an attractive area of lawn to the front

with mature flower beds and wide side areas with gates that lead around to:

**Rear Garden** Large area of lawn with mature and well screened boundaries providing an excellent degree of seclusion and privacy. There is a patio area adjoining the house and a raised level of lawn to the side and space for caravan or boat to the further side of the garage.

**Double Garage** 18' 0" x 17' 7" (5.49m x 5.36m) Twin electric double up and over doors, eaves storage space, power and light, rear workshop area with gas fired boiler for central heating and hot water with timer control, utility area, hot water cylinder, door to:

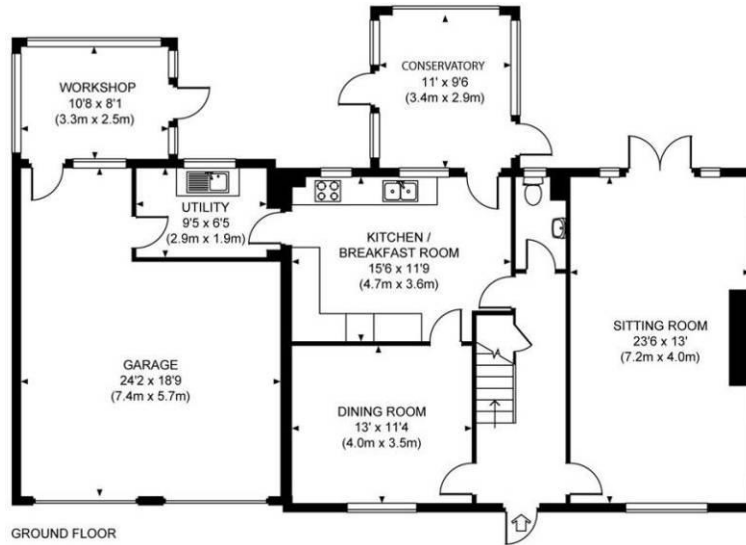
**Small Lean-to Conservatory** 10' 0" x 9' 0" (3.05m x 2.74m) Door to garden.

**Directions** From Fowlers, Storrington office continue down the High Street turning left at the mini-roundabout up School Hill on to the Thakeham Road, at the next mini-roundabout continue straight over and at the next mini-roundabout with Rydon School bear right into Rock Road, continue up this road for approximately 1/2 a mile turning right into Thakeham Copse then taking the first turning on the left and first left again into Oak Avenue where the property can be seen on the right hand side.

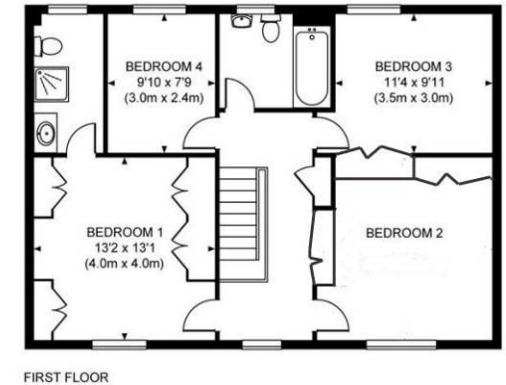
**EPC Rating:** Band C.







Approximate Gross Internal Area  
2222 sq ft / 206.4 sq m



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



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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