





Wayside House, Storrington

A substantial family house in a private road in excellent condition and with glorious gardens.



- ▶ Beautifully appointed accommodation
- ▶ Three large reception rooms
- ▶ Luxury kitchen dining room
- ▶ Oak framed orangery
- ▶ Two en-suite bathrooms
- ▶ Superb west facing garden
- ▶ Swimming pool
- ▶ Summer house
- ▶ Ample parking and double garage
- ▶ Private road location

Situated amongst the leafy private lanes just outside Storrington Village lies Wayside House, a modern detached house with spacious and adaptable accommodation.

The large entrance hall provides a lovely welcome to the house with all the principle rooms leading off from here including a large study, family room and sizable sitting room with a fireplace and double doors onto the oak framed orangery. The adaptable layout and nature of this house allows the rooms to be used for a variety of purposes and makes this ideal for large or extended family.

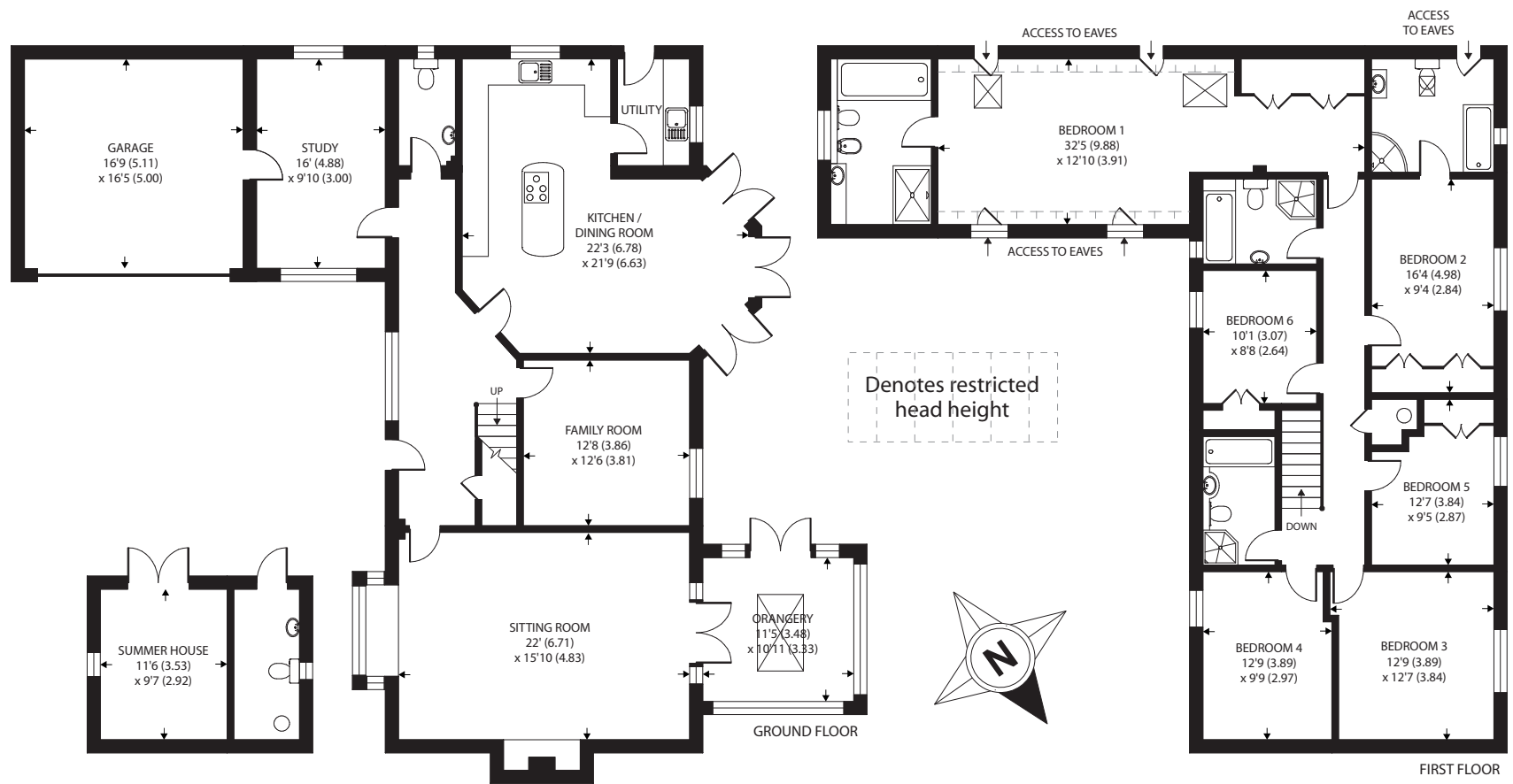
A particular feature of the house is the generously sized kitchen dining room, recently refitted and including an island unit and a contemporary finish to the doors and work surfaces finished with white ceramic tiled flooring. Three sets of double doors open onto the rear garden and making the most of the lovely outlook onto the garden.

On the first floor there are six bedrooms, each capable of accommodating a double bed and several with built in wardrobes. Two of the bedrooms benefit from en-suite facilities with all the bathrooms having both showers and baths which includes the en-suite for the principal bedroom which is a most attractively styled and spacious room with a vaulted ceiling.









Wayside House, Hampers Lane, Storrington

APPROX. GROSS INTERNAL FLOOR AREA 3008 SQ FT 279.4 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT / GARAGE & SUMMER HOUSE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Henry Adams REF : 193243

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.

Outside

Wayside House is approached through wooden gates opening onto a generous driveway providing ample parking and turning space and leading to the double garage which connects into the main house.

Access to each side of the house leads to the rear gardens with to one side a productive vegetable plot and secluded sitting area adjacent to the kitchen.

The majority of the gardens lie to the rear of the house enjoying a westerly aspect there is a decorative patio area adjoining the main reception rooms of the house. The lawns lead off from this, with small private sitting areas giving a most interesting and characterful feel to the gardens. As the lawn slopes up glimpses of the south downs can be seen in the distance and, around the very private pool terrace area the best of the view can be enjoyed by the poolside or sitting in the summer house alongside which also includes toilet and changing facilities.

Location

Wayside House is situated in Hampers Lane, a private road to the East of Storrington. The house enjoys a quiet and secluded setting with Storrington Village lies a little over a mile away which provides a range of shops, banks and pubs including a Waitrose and many small boutique traders. A library, Schools, local museum and doctors surgery can also be found within the village with the nearest railway station in the neighbouring village of Pulborough approximately 5 miles away. From Wayside House there is excellent access to the A24 and the main road network with Gatwick airport only 30 miles, Chichester 18 miles and Horsham 14 miles (all distances approximate).

Directions

From our office in Storrington proceed along the High Street to the mini roundabout. Take the first exit onto School Hill (B2139) and continue straight over the next mini roundabout and the second exit (Rock Road) at the next which sits outside Rydon School. Continue along Rock Road for approximately 0.5 of a mile, taking the turning on the right into Hampers Lane (opposite Merrywood Lane) and the driveway to Wayside House will be found on the right hand side.

7th June 2017

To arrange a viewing call **01903 742535** View details online at henryadams.co.uk



Residential / Commercial / Rural /Development / Auctions

