

*A spacious chalet bungalow situated in a private semi-rural lane on the outskirts of the village*



The Yews, Sanctuary Lane, Storrington, West Sussex

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947



The Yews  
Sanctuary Lane  
Storrington  
West Sussex RH20 3JE

## *Boasting spacious and versatile accommodation*

### *the house...*

- Detached chalet bungalow of 2,300 sq ft
- Spacious dual aspect Lounge/Dining room
- Refitted Kitchen and Breakfast Room
- Utility Room
- Family Room/Bedroom 5 with en-suite
- Two Double Ground Floor Bedrooms
- Ground Floor shower room
- First Floor Master Suite with dressing area and en-suite shower room
- Bedroom Two and separate WC
- EPC rating D
- Council Tax Band G

### *the grounds...*

- Grounds of approximately half an acre
- Variety of mature shrubs and trees
- Large patio area
- Private gravelled driveway
- Parking for several vehicles
- Detached brick built single garage

see more on page 7

### *the location...*

- Pulborough: approx. 4 miles
- Horsham: approx. 15 miles
- Arundel: approx. 11 miles
- Petworth: approx. 9 miles
- Midhurst: approx. 16 miles
- Chichester: approx. 18 miles
- Brighton: approx. 20 miles

see more on back page





## *the house and grounds in more detail...*

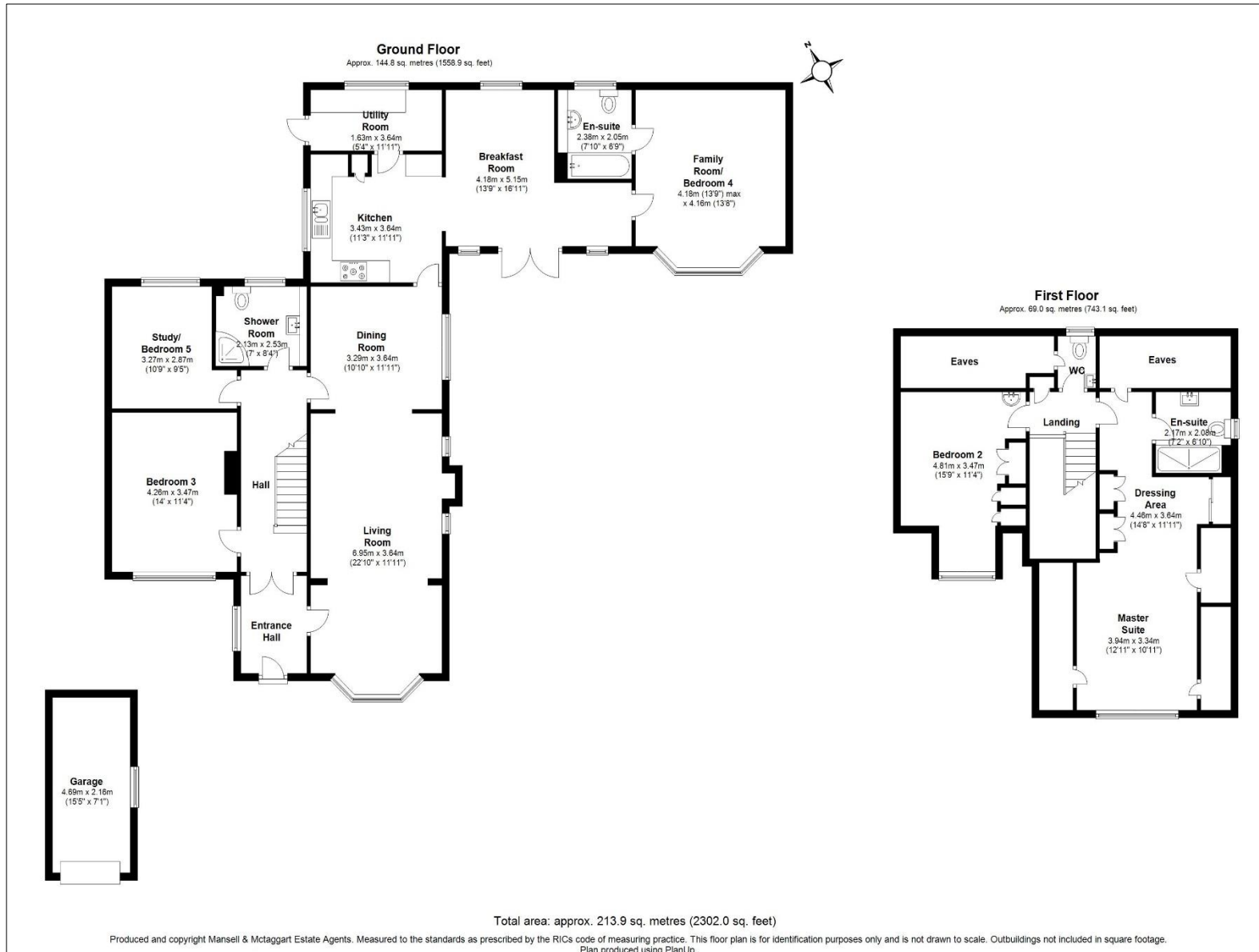
A spacious detached chalet bungalow situated in a private semi-rural lane on the fringes of the Downland village of Storrington within established grounds of nearly half an acre.

The entrance porch has double doors leading through to the entrance hall with stairs rising to the first floor accommodation. There is a spacious dual aspect through lounge/dining room with a log burner. The kitchen has been refitted and boasts a range of modern refitted storage units with granite work surfaces and integrated appliances to include double oven and grill, inset gas hob with stainless steel extractor chimney hood above, dishwasher and fridge freezer. A separate utility room leads off the kitchen and has space and plumbing for a washing machine and also houses the gas boiler. The kitchen and utility room floor is tiled and this runs through to the breakfast room with it's french doors offering views down the garden. The family room is adjacent to the breakfast room and could also double up as a fifth bedroom with it's refitted en-suite shower room. There are also two double bedrooms and a refitted shower room which completes the ground floor accommodation. To the first floor, there are two double bedrooms, the main benefiting from having it's own dressing area with built-in wardrobes and a refitted en-suite bathroom. There is also a separate WC on this floor.

The gardens are a particular feature of this property and extend to approximately half an acre. To the front there is a single brick built garage with a pitched roof and to the side a five bar wooden gate which gives access to the private gravelled driveway with parking for several vehicles. The gardens are mainly lawned and feature a variety of mature shrubs and trees with a winding footpath leading up to the front door and also the breakfast room french doors and its large patio area ideal for summertime dining.



# the floorplan...



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



## the location...

maps courtesy of  
Google maps

*The Yews, Sanctuary Lane, Storrington, West Sussex RH20 3JE*



The property is situated on the fringe of the village of Storrington which offers a good range of shops, including Waitrose and Boots, public houses and restaurants. Local schools include Storrington First School, which has an excellent Ofsted report and the intermediate Rydon Community College which caters for 10 to 13 year olds. There is a bus service from there taking students to and from Steyning Grammar School. Pulborough is approximately 4 miles distance and offers further shopping facilities, including Tesco and Sainsbury's, and a mainline railway station with services to Gatwick and London Bridge/Victoria. Recreational amenities include nearby Chanctonbury Leisure Centre, golf at the West Sussex Golf Club, gliding at Parham, bridleways and many country walks across the South Downs National Park.

### Schools

#### PRIMARY

- Storrington First School

#### INTERMEDIATE & SECONDARY

- Rydon Community College, Thakeham
- Steyning Grammar School, Steyning

#### PRIVATE

- Dorset House, Bury, Nr Pulborough
- Lancing College

more details from [www.ofsted.gov](http://www.ofsted.gov)

### Stations

- Pulborough : 4 miles

Trains to :

- London Victoria: 75 mins
- Gatwick Airport : 50mins
- Portsmouth : 70mins

more details from [www.thetrainline.co.uk](http://www.thetrainline.co.uk)

### Shopping

- Waitrose, Storrington
- Tesco Express, Storrington
- One Stop, Storrington
  
- Tesco, Pulborough
- Sainsburys Pulborough

### Relaxing

- Chanctonbury Leisure Centre
- West Sussex Golf Club
- RSPB, Pulborough Brooks
- Parham House & Gardens
- Amberley Working Museum
- Arundel Castle

*more details from Mansell McTaggart...*

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