



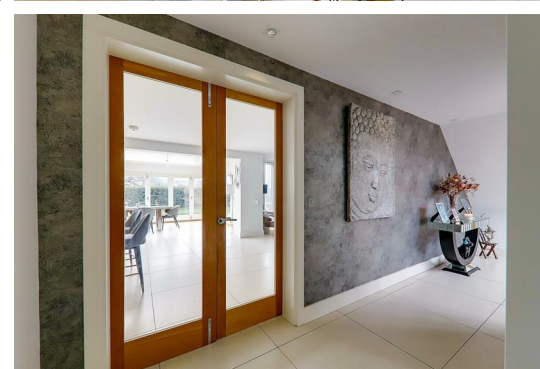
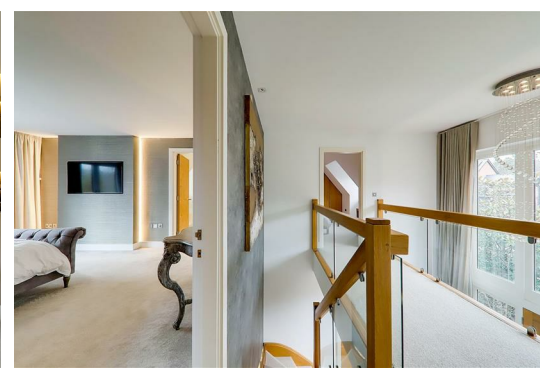
1 Angell Sands, Storrington, Pulborough, RH20 4FL
£1,300,000

and company
bacon
bespoke



An individual four bedroom family home built to a high standard by Whittington Homes circa 2011 for the builder's own occupation. Location within this exclusive gated private cul-de-sac offering panoramic views across open countryside towards the South Downs National Park. Internally, the accommodation extends to 2794 sqft comprising: entrance hall, dual aspect sitting room with integrated sound system, study, superb open plan kitchen/day room with extensive range of built-in appliances and feature central island, utility room, orangery with triple aspect bi-folding doors opening to terrace and gardens, impressive galleried landing, main bedroom with Juliet balcony, en-suite bathroom and dressing room, en-suite to bedroom two and family bathroom, zoned underfloor heating throughout and Air Source heat pump system. Outside, there is a double Sussex car Barn with Studio/Office over. The rear gardens are beautifully landscaped with sections of terraced areas and open sided garden room and bar.

- Substantial Family Home
- Private Gated Development
- Four Double Bedrooms
- Detached Car Barn
- Exceptional Views of The South Downs
- South Facing Rear Garden
- Four Bathrooms
- Orangery With Triple Aspect Bi-folds





Entrance Hall

Twin oak double doors leading to:

Reception Hall

Feature floor to ceiling double glazed windows and open landing area, porcelain tiled flooring, concealed spot lighting, recessed display shelving with downlighting, oak double doors leading to:

Dual Aspect Sitting Room

7.85m x 4.11m (25'9 x 13'6)

Double glazed windows, bi-folding doors to terrace and gardens and views across towards the South Downs, recessed display shelving with downlighting, suspended ceiling with lighting, recessed area suitable for housing TV, inset 'Bowers and Wilkins' sound system.

Ground Floor Shower Room

Fully enclosed semi-circular shower unit with fitted independent shower, overhead soaker and separate attachment, recessed toiletries shelf, fully tiled, chrome towel rail, low level push flow w.c., wash hand basin with swan neck chrome monobloc tap, concealed spot lighting, double glazed windows, tiled flooring, underfloor heating.

Open Plan Kitchen/Day Room

10.80m x 9.25m (35'5 x 30'4)

Kitchen Area

Extensive range of bespoke fitted wall and base units with integrated 'Miele' fan assisted oven with warming drawer under, 'Miele' microwave grill and coffee maker, built-in freezer and separate fridge, pull-out drawer rack, large breakfast island with recessed 'Miele' wok and twin induction hob, 'Tapinaki' grill, stainless steel pop-up extractor, range of soft closing drawers and storage cupboards below, integrated wine fridge, one and half bowl stainless steel single drainer sink unit with swan neck mixer tap with Silestone working surfaces with groove drainer and pull-out waste disposal bin, concealed spot lighting.

Day Room Area

Floor to ceiling double glazed windows with outlook over gardens and towards the South Downs, concealed spot lighting.

Orangery

Stunning views towards the South Downs, extensive range of bi-folding doors opening onto terrace and gardens with sky lantern roof and porcelain tiled flooring.

Utility Room

2.97m x 2.97m (9'9 x 9'9)

Butler sink with mixer tap and quartz working surfaces with groove drainer, space and plumbing for washing machine and tumble dryer, built-in fan assisted electric separate oven, further range of eye-level cupboards and built-in storage cupboards with tiled flooring, double glazed windows, stable door to rear garden.

Study

4.93m x 3.18m (16'2 x 10'5)

Dual aspect double glazed windows, oak flooring, built-in bespoke book shelving with cupboards under, concealed spot lighting.

Stairs To

First Floor Galleried Landing

Impressive glass and chrome balustrade.

Main Bedroom

5.11m x 4.06m (16'9 x 13'4)

Beautiful outlook across open fields and towards the South Downs, double glazed doors opening onto Juliet balcony, recessed area suitable for TV, underfloor heating, concealed spot lighting, large walk-in wardrobe area with bespoke fitted wardrobe cupboards and built-in shelving and drawers, Velux window, door to:

En-Suite Shower Room

Large walk-in shower with glass and chrome screen and overhead soaker and separate shower attachment with monobloc taps, recessed toiletries area, heated chrome towel rail, concealed spot lighting, free-standing enamel bath with chrome tap and underlighting, wall-mounted separate controls and separate shower attachment, fully tiled marble walls and flooring, dormer window with double glazed windows, wall-mounted wash hand basin with drawer under with monobloc tap, low level push flow w.c.

Bedroom Two

5.00m x 3.76m (16'5 x 12'4)

Built-in wardrobe cupboards, double glazed windows, door to:

En-Suite Wet Room

Fitted independent shower unit, wall-mounted wash hand basin, low level flush w.c., heated chrome towel rail.

Bedroom Three

3.78m x 3.30m (12'5 x 10'10)

Built-in wardrobe cupboards, double glazed window.

Bedroom Four

3.71m x 3.02m (12'2 x 9'11)

Full range of built-in wardrobe cupboards, double glazed windows.

Family Bathroom

Panelled bath with separate semi-circular glass and chrome screen with overhead soaker and separate shower attachment, low level push flow w.c., wall-mounted wash hand basin with monobloc tap and drawer under, fully tiled walls, tiled flooring.

Outside







Angel Sands, Storrington, Pulborough, RH20

Approximate Area = 2794 sq ft / 259.5 sq m (excludes carport & void)
 Limited Use Area (s) = 127 sq ft / 11.8 sq m
 Office = 169 sq ft / 15.7 sq m
 Total = 3090 sq ft / 287 sq m
 For identification only - Not to scale



Certified Property Measurer
 RICS
 This plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (2nd Edition), © RICS 2022
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

