



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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Sandpearl Water Lane

, Storrington, RH20 3LY

Guide price £1,150,000

Freehold Council Tax Band G



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Style, space and calmness are three of the standout qualities of this individually designed bespoke rural home situated in this beautiful village.

In brief the accommodation comprises vaulted covered entrance with double solid doors into spacious entrance hall, ground floor cloakroom, double aspect lounge with floating ceiling incorporating LED strip lighting and sliding doors onto the rear garden. French doors open on to the luxury fitted contemporary kitchen with central island with floating ceiling incorporating extractor hood and lighting, range of integrated appliances and door to utility room, and integral door to garage.

There is a ground floor bedroom with en-suite shower room, and to the first floor there are a further four double bedrooms, the master bedroom boasting a balcony incorporating countryside views, a walk-in wardrobe, and luxury bath and shower room. Bedrooms two and three also have en-suites, and there is also a luxury bathroom.

Externally to the front of the property is off road parking for several vehicles which in turn leads to the attached garage with insulated remote controlled roller shutter door, and the rear garden is a particular feature of the property having been landscaped with Indian sandstone patio, raised railway sleepers, predominately laid to lawn with beautiful views of horse land. Other benefits include air source heating and double glazing.

In our opinion internal viewing is considered essential to appreciate the overall quality of finish attention to detail and size of this spectacular home.

Vaulted sheltered entrance porch with double solid

Entrance hall  
15'2 x 6'6 (4.62m x 1.98m)

Ground floor cloakroom  
5'2 x 3'5 (1.57m x 1.04m)

Double aspect lounge with floating ceiling  
30'0 x 13'0 (9.14m x 3.96m)





Luxury fitted kitchen/diner  
30'8 x 13'0 (9.35m x 3.96m)

Luxury fitted utility room  
13'0 x 5'10 (3.96m x 1.78m)

Garage with remote control up & over door  
16'11 x 10'5 (5.16m x 3.18m)

Ground floor bedroom  
12'11 x 12'4 (3.94m x 3.76m)

Luxury en-suite  
8'9 x 3'5 (2.67m x 1.04m)

First floor landing with glass balustrade  
19'6 x 3'2 (5.94m x 0.97m)

Master bedroom  
23'8 x 14'4 (7.21m x 4.37m)

Luxury en-site bath & shower room  
8'9 x 12'7 (2.67m x 3.84m)

Walk in wardrobe  
9'11 x 6'11 (3.02m x 2.11m)

French doors onto balcony

Bedroom two  
15'6 x 12'4 (4.72m x 3.76m)

Luxury en-suite shower room  
6'8 x 4'4 (2.03m x 1.32m)

Bedroom three  
15'6 x 13'0 (4.72m x 3.96m)

Luxury en-suite shower  
6'3 x 6'1 (1.91m x 1.85m)

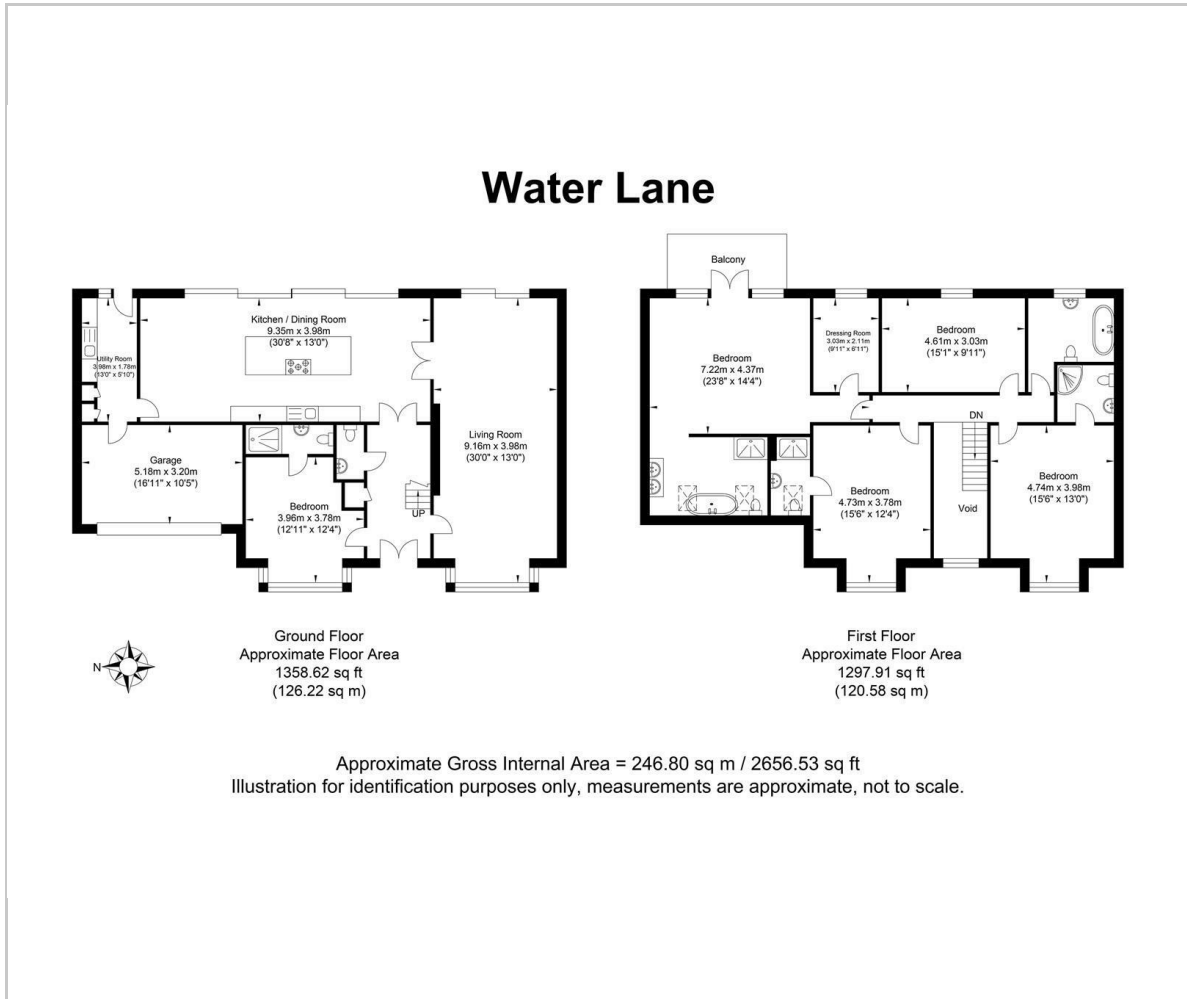
Bedroom four  
15'1 x 9'11 (4.60m x 3.02m)

Luxury family bathroom  
10'2 x 10'0 (3.10m x 3.05m)

Superb rear garden backing onto horses fields

Ample off road parking

## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

