



Heathside | Vera's Walk | Storrington | West Sussex | RH20 3JF

 **FOWLERS**
ESTATE AGENTS



Heathside

Vera's Walk | Storrington | West Sussex | RH20 3JF

£1,650.000

An immaculately presented substantial family home built circa 1920's, set within this highly regarded private lane on the fringes of Storrington village, occupying 0.65 of an acre and offering a high degree of privacy. Internal accommodation extends to 4479 sqft comprising: five double bedrooms, triple aspect sitting room with feature open fireplace, superb kitchen/dining room, games room, study, large utility room and cloakroom, master bedroom with en-suite and stairs to additional wardrobe area, bedroom 2 with en-suite and a family bathroom. Outside, the property offers extensive driveway parking accessed via automatic double gates with double garage and detached self contained annexe. There are beautiful landscaped south westerly gardens and courtyard area, summerhouse/studio with sauna, swimming pool and retro bar.

- Substantial Family Home
- Five Double Bedrooms
- South Westerly Gardens of 0.65 acres
- Extending to 4479 sqft
- Highly Regarded Private Lane
- Triple Aspect Sitting Room
- Superb Kitchen/Dining Room
- Games Room
- Study
- En-suite to Bedrooms 1 and 2
- Family Shower Room
- Beautiful Landscaped Gardens
- Heated Swimming Pool
- Summer House/Studio with Sauna
- Detached Double Garage & Annexe
- Extensive Parking





Entrance Solid oak panelled front door to:

Reception Hall Indian slate flooring, covered radiator, concealed spot lighting, feature understairs cupboard recessed wine rack and display, recessed display shelving, downlighting, wall-mounted entry phone system, shelved storage cupboard with electric meters, walk-in shelved storage and cloaks cupboard, additional large walk-in cloaks cupboard.

Ground Floor Cloakroom Push flow w.c., radiator, slate flooring, inset wash hand basin, uPVC door to rear garden.

Sitting Room/Dining Room 29' 4 maximum" x 20' 7 maximum" (8.94m x 6.27m) Triple aspect, feature open fireplace with Victorian tiled inset and wood mantel over with slate hearth, built-in display shelving, concealed spot lighting, recessed window seating bay, door leading to decked area, exposed wood flooring.

Dining Area Radiator, leaded light double glazed windows, door leading to:

Dual Aspect Study 12' 10" x 12' 1" (3.91m x 3.68m) Two radiators.

Kitchen/Breakfast Room/Day Room 29' 2" x 15' 9" (8.89m x 4.8m) Dual aspect room, feature arch window bay, range of wall and base units with quartz working surfaces, 'Smeg' five ring gas hob and fitted peninsula breakfast bar, drawers and storage cupboards under, built-in 'Dietrich' fan assisted oven and separate grill, integrated appliance, central breakfast island with inset one and a half bowl stainless steel single drainer sink unit with quartz working surface and groove drainer, integrated 'Bosch' dishwasher, further floor to ceiling storage cupboards with crockery display unit and pull-out drawer rack, recessed area suitable for housing American style fridge/freezer, concealed spot lighting, corner seating area with free-standing quartz table, vertical radiator, sliding double glazed doors leading to terrace and gardens.

Large Utility Room 12' 6" x 11' 2" (3.81m x 3.4m) One and half bowl single drainer stainless steel sink unit with mixer tap, range of working surfaces with drawers and cupboards under, wall-mounted eye-level cupboards, space and plumbing for washing machine and dishwasher, tiled flooring, radiator, leaded light double glazed windows, floor to ceiling built-in wardrobe cupboards.

Family Room 19' 4" x 13' 10" (5.89m x 4.22m) Radiator, double glazed windows overlooking rear gardens, feature port hole windows with built-in windows and storage cupboards.

Stairs to:

First Floor Stair lighting, up to:

Art Deco Galleried Landing Double glazed windows, access to loft space, radiator.

Inner Hallway Built-in shelving, radiator, leading to:

Main Bedroom Suite 17' 11 maximum" x 16' 8" (5.46m x 5.08m) Dual aspect leaded light double glazed windows, feature semi-vaulted ceiling with downlighting, double glazed door, steps down to gardens, walk-in wardrobe cupboard.

Stairs to:

Second Floor Overhead Wardrobe Area 27' 5" x 8' 7" (8.36m x 2.62m) Further built-in wardrobe and storage cupboards, Velux window.

Bathroom Large walk-in shower with glass and chrome screen and overhead soaker and separate shower attachment, recessed toiletries displays with downlighting, inset bath with fitted central chrome taps, tiled flooring, inset wash hand basin with built-in shelving and toiletries cupboards under, wall-mounted mirror, concealed spot lighting, low level flush w.c.

Bedroom Two 19' 63 maximum" x 18' 2 maximum" (7.39m x 5.54m) Dual aspect double glazed windows, radiator, built-in oak shelving and display plinths, through to:

Recessed Open Planned Areas 12' 2" x 10' 10" (3.71m x 3.3m) Exposed timber beams, built-in wardrobe and storage cupboards, recessed areas, leading to:

En-Suite Bathroom Panelled bath, fully enclosed glass and chrome shower unit with independent shower, wall-mounted wash hand basin, low level flush w.c., fully tiled walls, concealed spot lighting, heated chrome towel rail, tiled flooring.

Bedroom Three 13' 11" x 12' 5" (4.24m x 3.78m) Radiator, uPVC double glazed windows, built-in shelving and wardrobe cupboards.

Bedroom Four 10' 11" x 9' 9" (3.33m x 2.97m) Radiator, leaded light double glazed windows.

Bedroom Five 12' 8" x 9' 7" (3.86m x 2.92m) Dual aspect double glazed windows, radiator.

Family Shower Room Circular glass and chrome screen with fitted independent overhead soaker, Indian slate flooring, low level flush w.c., double glazed windows, heated chrome towel rail, fully tiled walls, wall-mounted mirror, concealed spot lighting.

Outside

Parking Wrought iron automatic double gates leading to extensive tarmac driveway parking area for several vehicles.

Front Garden Raised flower and shrub borders, high degree of privacy with high hedging and mature trees and shrubs, detached timber storage shed, outside storage cupboard.

Detached Double Garage And Studio 19' 2" x 14' 1" (5.84m x 4.29m) Automatic up and over door, power and light.

Adjoining Studio Room/Office 17' 7" x 11' 10" (5.36m x 3.61m) uPVC double glazed windows, wall-mounted air conditioning unit, TV point.

Adjoining Shower Room Fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin.

Side Courtyard Garden Paved area with Bamboo water feature and dwarf hedging, privet hedging and tree Ferns, outside electrical supply, steps up to allotment area and greenhouse.

Rear Section of Garden South westerly aspect, screened by hedging with mature trees and lawned area, paved outside area, sectioned by Palms, heated swimming pool with electric cover, further outside entertaining area with retro bar and storage shed with further raised Palms, further side area with air source heat pump for the pool, covered storage shed housing filtration system for the pool.

Detached Studio 24' 1" x 10' 1" (7.34m x 3.07m) Accessed by sliding doors, wood burner, dual aspect double glazed windows, through to:

Sauna 7' 2" x 6' 8" (2.18m x 2.03m)

Store Room 9' 11" x 9' 2" (3.02m x 2.79m)

Side Section of Garden Raised decked area, log store recess, steps down to further lawned area, screened by mature trees and fence panelling.

EPC Rating: Band D.

Veras Walk, Storrington, Pulborough, RH20

Approximate Area = 4479 sq ft / 416 sq m

Garage = 238 sq ft / 22.1 sq m

Outbuilding = 331 sq ft / 30.7 sq m

Total = 5048 sq ft / 468.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Fowlers Estate Agents. REF: 826149



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



Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk

01903 745844

Managing Director:
Marcel Hoad MRICS

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