



Oakhurst | Hurston Lane | Storrington | West Sussex | RH20 4HH





Oakhurst

Hurston Lane | Storrington | West Sussex | RH20 4HH

£850,000

A four/five bedroom detached family home situated within a highly regarded semi-rural lane on the fringes of Storrington village. Internally, accommodation comprises: sitting room with feature open fireplace, superb open plan kitchen/dining room/day room, granite working surfaces, oak flooring, large utility room and ground floor cloakroom, ground floor bedroom/study, first floor family bathroom and separate family shower room. Outside, there is extensive driveway parking to the front and the rear garden is west aspect with terrace and swimming pool, pool house and storage sheds.

- Detached Family Home
- Highly regarded Semi-rural Lane
- Versatile Accommodation
- 4/5 Bedrooms
- Ground Floor Cloakroom
- Oak Flooring
- Sitting Room with Open Fireplace
- Kitchen/Dining Room/Day Room
- Granite Working Surfaces
- Large Utility Room
- Ground Floor Bedroom/Study
- Family Bathroom & Shower Rooms
- Delightful West Aspect Gardens
- Swimming Pool
- Extensive Driveway Parking
- Viewing Recommended

Entrance Part glazed leaded light solid double glazed front door to:

Entrance Hall Oak flooring, radiator, part glazed door to:

Open Plan Kitchen/Dining Room/Day Room

Kitchen/Dining Area 24' 0" x 14' 3" (7.32m x 4.34m) Extensive range of oak units with inset Butler sink with mixer tap and black granite working surfaces with groove drainer and peninsula breakfast bar with drawers and cupboards under, space for Range cooker with back plate and stainless steel extractor over, further range of eye-level cupboards with pull-out drawer rack and recessed area suitable for housing American style fridge/freezer, concealed spot lighting, oak flooring, pelmet lighting under units, integrated dishwasher, cupboard housing 'Worcester' boiler with 24 hour programmer.

Day Room Area 20' 10" x 8' 10" (6.35m x 2.69m) Oak flooring, three radiators, uPVC double glazed window bay with outlook over garden and French doors leading to terrace, door to:

Utility Room 13' 4" x 8' 10" (4.06m x 2.69m) Inset Butler sink with solid wood block working surfaces with groove drainer and mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring, built-in storage cupboards, radiator, walk-in storage cupboard housing pressurised cylinder.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, radiator, double glazed window.

Bedroom Five/Study 10' 11" x 9' 3" (3.33m x 2.82m) Radiator, uPVC leaded light double glazed windows.

Sitting Room 16' 4" x 10' 11" (4.98m x 3.33m) Radiator, uPVC leaded light double glazed windows, feature open fireplace with brick surround, tiled hearth and mantel over, TV point.

Stairs to:

First Floor Landing Large loft access, exposed beams.

Bedroom One 16' 6" x 10' 11" (5.03m x 3.33m) Leaded light double glazed windows, radiator.

Bedroom Two 13' 0 maximum" x 8' 9" (3.96m x 2.67m) Radiator, uPVC leaded light double glazed windows.

Bedroom Three 14' 4" x 7' 5" (4.37m x 2.26m) Triple aspect double glazed windows.

Bedroom Four 11' 1 maximum" x 8' 10 maximum" (3.38m x 2.69m) Radiator, leaded light double glazed windows.

Family Bathroom 'P' shaped bath with glass and chrome screen with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, low level push flow w.c., tiled flooring, heated chrome towel rail, leaded light double glazed windows, fully tiled walls, shaver and light point, concealed spot lighting.

Family Shower Room Large double shower with glass and chrome screen with fitted independent shower unit, fully tiled walls, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled flooring, heated chrome towel rail.

Outside

Front Garden Parking for several vehicles, enclosed by mature trees and shrubs.

Rear Garden Westerly aspect, being a feature of the property with lawned area, screened by mature trees and shrubs and fence panelling, swimming pool of 24' x 12', summerhouse, pergola, timber garden shed of 13'8 x 9'1 and further large timber storage shed of 14'3 x 7'9.

Pool House/Studio 16' 1 maximum" x 12' 9 maximum" (4.9m x 3.89m) Housing boiler and filtration system.

EPC Rating: Band D.





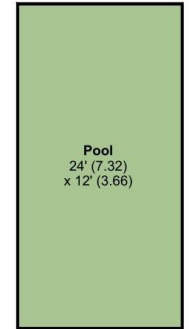
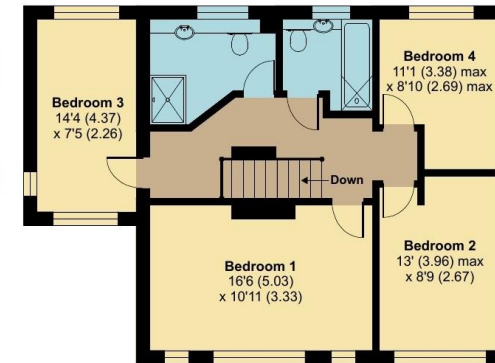
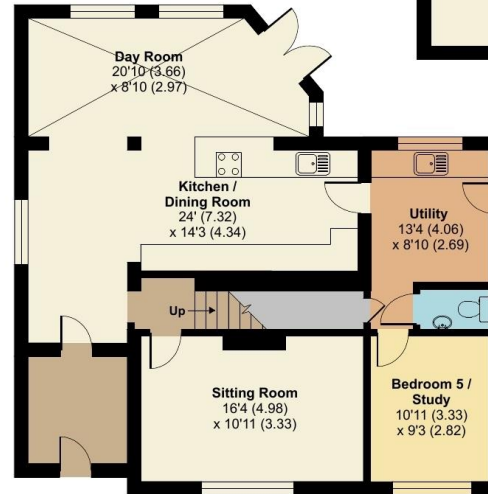
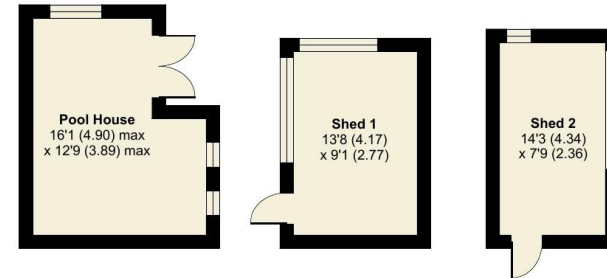
Oakhurst, Hurston Lane, Storrington, Pulborough, RH20

Approximate Area = 1779 sq ft / 165.3 sq m

Outbuildings = 414 sq ft / 38.5 sq m

Total = 2193 sq ft / 203.7 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Fowlers Estate Agents. REF: 808474



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



Managing Director:
Marcel Hoad

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

www.fowlersonline.co.uk

storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.