



Birches | Kithurst Park | Storrington | West Sussex | RH20 4JH





# Birches

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£925,000

A beautifully presented three bedroom detached chalet home occupying this elevated position set within this highly regarded private road within 1 mile of the village centre. Internally, the property offers spacious and versatile accommodation comprising: sitting room with feature log burning stove, dining room, superb fitted kitchen with integrated appliances, utility room, study, ground floor bedroom with Jack and Jill shower room, main bedroom with generous en-suite and a family bathroom. Outside, there are well kept landscaped gardens to the front with views towards the South Downs National Park. The rear garden offers a high degree of privacy with extensive driveway parking leading to a larger than average detached garage.

- Detached Chalet Home
- Three Double Bedrooms
- Highly regarded Private Road
- Reception Hall
- Sitting Room with Feature Log Burner
- Dining Room
- Superb Re-fitted Kitchen/Breakfast Room
- Integrated appliances
- Utility Room
- Study
- En-suite to Ground Floor Bedroom
- En-suite to Main Bedroom
- Family Bathroom
- Attractive Landscaped Gardens
- Extensive Parking
- Larger than average Detached Garage

Entrance Oak panelled front door to:

**Spacious Reception Hall 15' 3" x 8' 9"** (4.65m x 2.67m) Wall-mounted radiator, built-in cloaks cupboard, understairs storage cupboard.

**Dual Aspect Sitting Room 23' 2" x 17' 9"** (7.06m x 5.41m) Views across gardens and towards the South Downs, double glazed windows, feature cast iron wood burning stove with marble inset, hearth and carved wood surround, radiator, sliding double glazed patio doors to garden, door accessing:

**Study 15' 0" x 6' 1"** (4.57m x 1.85m) Radiator, uPVC double glazed windows.

**Dining Room 12' 5" x 11' 0"** (3.78m x 3.35m) Accessed via archway from sitting room, radiator, uPVC double glazed windows overlooking garden.

**Kitchen/Breakfast Room 17' 2" x 12' 0"** (5.23m x 3.66m) Superb re-fitted kitchen with extensive range of wall and base units, range of wood block working surfaces with one and a half bowl single drainer sink unit with mixer tap, range of eye-level cupboards with under lighting with inset five ring Induction hob with extractor over, crockery display units, further range of eye-level cupboards housing boiler, integrated 'NEFF' fan assisted oven and separate grill, built-in wine cooler, integrated dishwasher, pull-out carousel rack, peninsula breakfast bar with under seating area, space for American style fridge/freezer, pull-out waste disposal unit, radiator, concealed spot lighting, large walk-in shelved storage cupboard, part glazed door to:

**Large Utility Room 14' 10" x 5' 6"** (4.52m x 1.68m) Of uPVC double glazed windows, Sky lantern, stainless steel single drainer sink unit with wood block working surfaces with storage cupboards under, integrated washing machine and tumble dryer, radiator, seating area, uPVC door leading to rear garden.

**Ground Floor Bedroom Three 14' 0" x 12' 11"** (4.27m x 3.94m) Radiator, uPVC double glazed windows, door to:

**Jack And Jill En-Suite Shower Room** Separate corner shower unit with glass and chrome screen with independent shower unit, chrome heated towel rail, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled flooring.

**Oak Balustrade** Leading to:

**First Floor** Feature recessed half landing area.

**Main Landing** Shelved linen cupboard housing insulated copper cylinder with fitted immersion.

**Master Bedroom 18' 9" x 14' 10"** (5.72m x 4.52m) Radiator, range of built-in wardrobe cupboards, uPVC double glazed windows, door to:

**En-Suite Bathroom** Panelled bath with separate shower attachment, fully enclosed shower cubicle with fitted independent shower unit, low level flush w.c., bidet, inset wash hand basin with toiletries cupboards under, uPVC double glazed windows, part tiled walls, concealed spot lighting.

**Bedroom Two 14' 9" x 13' 0"** (4.5m x 3.96m) Radiator, uPVC double glazed windows, range of built-in wardrobe cupboards, built-in bedroom furniture and drawers.

**Family Bathroom** Panelled bath with folding glass and chrome screen with fitted independent shower unit, mainly tiled walls, inset wash hand basin with toiletries drawer under, low level push flow w.c., concealed spot lighting, uPVC double glazed windows.

**Outside**

**Parking** Tarmac driveway leading to extensive off-road parking area for several vehicles leading to:

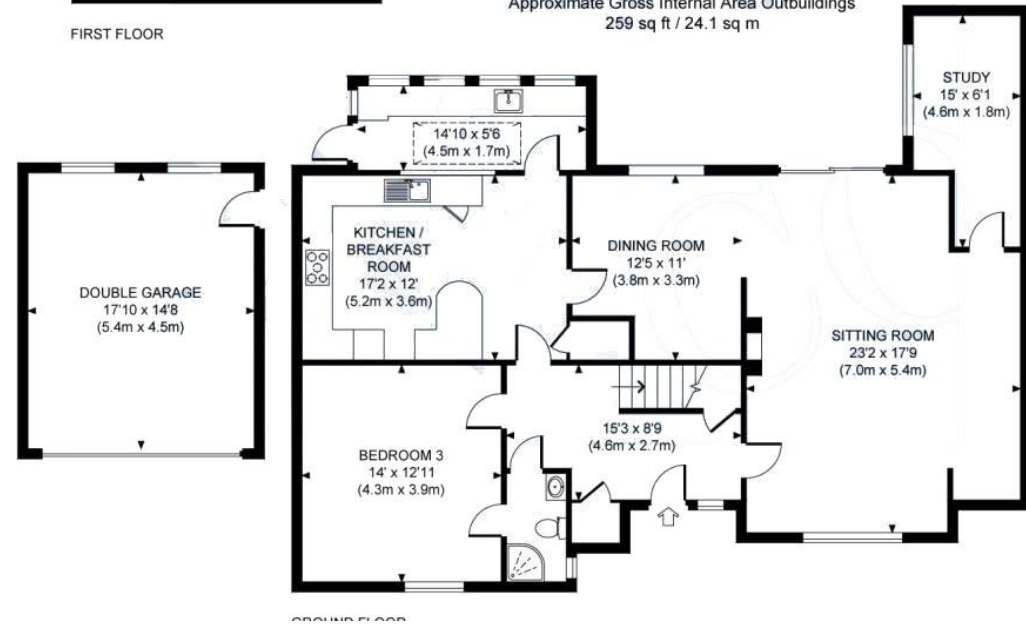
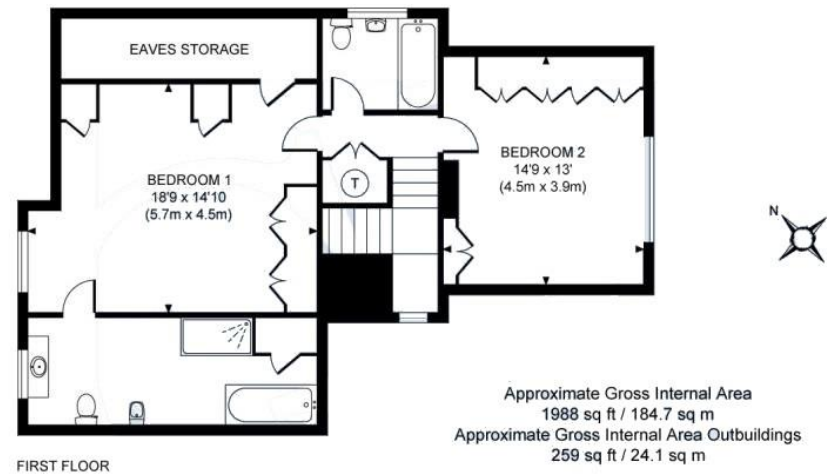
**Larger than average Detached Garage 17' 10" x 14' 8"** (5.44m x 4.47m) Automatic up and over door, power and light.

**Front Garden** Shaped lawned area with attractive flower and shrub borders, Spruce tree.

**Rear Garden** Offering a high degree of privacy with shaped lawned area, paved patio, screened by fence panelling.

**EPC Rating:** Band D





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



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