



Stable Cottage | Amberley Road | Storrington | West Sussex | RH20 4JQ





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£900,000

An attractive five bedroom detached home with attractive stone front elevation, constructed in 2010 to a high specification. Located approximately 1/2 mile from the village centre conveniently set back from the Amberley Road within this unique position offering a high degree of privacy. Internally the property is offered for sale in first class order throughout with features including: impressive reception hall with oak balustrade, triple aspect sitting room, dining room, superb kitchen/breakfast room with integrated appliances with utility area with easy access into the garage. Upstairs there are four good sized bedrooms with the master bedroom having an en-suite, bedroom five/study and a family bathroom. Outside there is parking areas to either side of the property with an attached garage, the rear garden faces south and is beautifully landscaped with a large verandah and terrace.

- Detached Five Bedroom Home
- Private Location
- Approx. 1/2 mile from the Village
- Impressive Reception Hall
- Triple Aspect Sitting Room
- Dining Room
- Superb Kitchen/Breakfast Room
- Integrated Appliances
- Utility Room
- Galleried Landing
- Master Bedroom with En-suite
- Family Bathroom
- Attached Garage
- Off-road Parking
- Landscaped South Facing Garden
- Viewing Recommended

Reception Hall 21' 10" x 10' 3" (6.65m x 3.12m) Solid oak style flooring, covered radiator.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, covered radiator, part tiled walls, extractor.

Triple Aspect Sitting Room 27' 8" x 12' 7" (8.43m x 3.84m) Double glazed windows, two covered radiators, feature coal effect gas fire with oak mantel over, oak style flooring, concealed spot lighting, French doors leading to terrace and verandah.

Dining Room 13' 2" x 10' 10" (4.01m x 3.3m) Covered radiator, double glazed windows, oak style flooring.

Kitchen/Breakfast Room 19' 7" x 14' 5" (5.97m x 4.39m) Extensive range of bespoke wall and base units with integrated 'NEFF' fan assisted oven and grill, integrated coffee machine, integrated warming tray, fridge and freezer, range of 'Corian' working surfaces with groove drainer and one and a half bowl single drainer sink unit with integrated fridge below and dishwasher, central breakfast island with seating and inset 'Siemens' four ring halogen hob with stainless steel 'NEFF' extractor over with pull-out stainless steel twin drawers incorporating fridges, radiator, concealed spot lighting, door accessing garage, leading into:

Utility Area 6' 11" x 6' 6" (2.11m x 1.98m) Inset sink with 'Corian' working surfaces, range of built-in storage cupboards, eye-level cupboards, door leading to rear garden, covered radiator.

Stairs to:

First Floor Landing Feature carved oak balustrade and stairs, access to loft space, covered radiator, shelved linen cupboard housing pressurised cylinder.

Master Bedroom 14' 3" x 13' 9" (4.34m x 4.19m) Double glazed windows, covered radiator, concealed spot lighting, door leading to:

En-Suite Shower Room Fully enclosed double shower with folding glass and chrome screen with fitted independent shower unit and spot light over, part tiled walls, pedestal wash hand basin, low level flush w.c., heated chrome towel rail.

Bedroom Two 16' 11" x 13' 0" (5.16m x 3.96m) Radiator, double glazed windows, concealed spot lighting.

Bedroom Three 14' 8" x 10' 0" (4.47m x 3.05m) Covered radiator, concealed spot lighting, built-in wardrobe cupboard.

Bedroom Four 12' 6" x 10' 7" (3.81m x 3.23m) Covered radiator, double glazed windows, built-in wardrobes, concealed spot lighting.

Bedroom Five/Study 14' 10" x 7' 9" (4.52m x 2.36m) Covered radiator, double glazed windows, concealed spot lighting.

Family Bathroom Inset bath with telephone grip shower attachment, low level flush w.c., pedestal wash hand basin, fully enclosed shower cubicle with folding glass and chrome screen and fitted shower attachment, heated chrome towel rail, part tiled walls, concealed spot lighting.

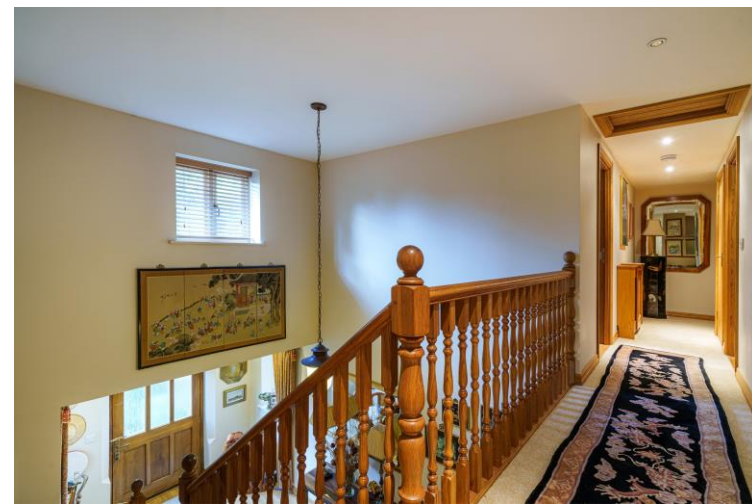
Outside

Front Garden Attractive front garden with various flowers and shrubs, outside lighting, five bar gate leading to further parking area currently housing a timber garden shed, leading to rear garden, tarmac parking area leading to:

Attached Garage 18' 2" x 17' 1" (5.54m x 5.21m) Automatic up and over door, wall-mounted electric heater, power and light, door accessing rear garden, steps up to an internal door to kitchen.

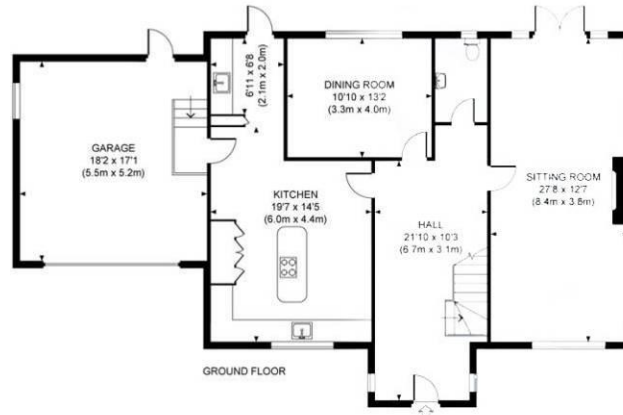
Rear Garden Large covered verandah with extensive stone terrace beneath with concealed spot lighting, outside lighting, steps leading down to lower terraced area with door accessing garage, predominantly south facing garden with shaped lawned area and attractive flower and shrub borders, screened by mature trees and fence panelling, raised flower and shrub borders.

EPC Rating: tbc.





Approximate Gross Internal Area
2698 sqft/1250.7 sqm



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