



Verton Lodge | Bracken Lane | Storrington | RH20 3HS





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GUIDE PRICE £750,000

An individual detached three bedroom chalet home occupying this generous sized plot set within this highly regarded private lane on the fringes of the village. Accommodation comprises: entrance hall, triple aspect sitting room with feature open fireplace, dining room/ground floor bedroom three, kitchen/breakfast room with integrated appliances, utility room, ground floor shower room, two first floor bedrooms and re-fitted bathroom. Outside, there is extensive in and out driveway parking to the front leading to a detached garage. The rear garden is a feature of the property with beautiful south aspect gardens and large terrace.

- Highly regarded Private Lane
- Individual Detached Chalet Home
- Extending to 1640sqft
- Three Double Bedrooms
- Triple Aspect Sitting Room
- Dining Room/Ground Floor Bed 3
- Kitchen/Breakfast Room
- Integrated Appliances
- Utility Room
- Ground Floor Shower Room
- Re-fitted Bathroom Suite
- Feature South Aspect Gardens
- Extensive Driveway Parking
- Detached Garage
- No Forward Chain
- Viewing Recommended

**Entrance** uPVC double glazed front door to:

**Entrance Hall** Built-in cloaks cupboard, walk-in shelved storage cupboard.

**Triple Aspect Sitting Room** 21' 9" x 15' 5" (6.63m x 4.7m) Feature open fireplace with marble inset, marble hearth and carved surround, two radiators, sliding uPVC French doors leading to patio with delightful outlook over garden.

**Dining Room/Ground Floor Bedroom Three** 12' 11" x 11' 0" (3.94m x 3.35m) Radiator.

**Kitchen/Breakfast Room** 12' 11" x 12' 8" (3.94m x 3.86m) Range of wall and base units with wood block style working surfaces, built-in fan assisted electric oven with four ring electric hob and extractor over, dual aspect double glazed windows, inset one and a half bowl sink with swan neck mixer tap, integrated fridge, integrated dishwasher, built-in wine cooler, oak style flooring, archway through to:

**Utility Area** 9' 0" x 5' 9" (2.74m x 1.75m) uPVC double glazed door to rear garden, space and plumbing for washing machine.

**Ground Floor Shower Room** Fully enclosed shower cubicle with low level flush w.c., pedestal wash hand basin, heated chrome towel rail, part tiled walls, tiled flooring.

**Stairs to:**

**First Floor Landing** Spacious landing area, uPVC double glazed window.

**Bedroom One** 15' 11" x 12' 10" (4.85m x 3.91m) Radiator, uPVC double glazed windows, range of built-in mirrored wardrobe cupboards, eaves storage cupboards.

**Bedroom Two** 15' 5" x 9' 10" (4.7m x 3m) Dual aspect uPVC double glazed windows, Velux windows, built-in wardrobe cupboards.

**Re-Fitted Bathroom** Large walk-in double shower with sliding glass and chrome screen with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, uPVC double glazed windows, radiator.

**Outside**

**Parking** Gravelled in and out driveway with parking for several vehicles leading to:

**Detached Garage** 18' 9" x 9' 0" (5.72m x 2.74m) Metal up and over door.

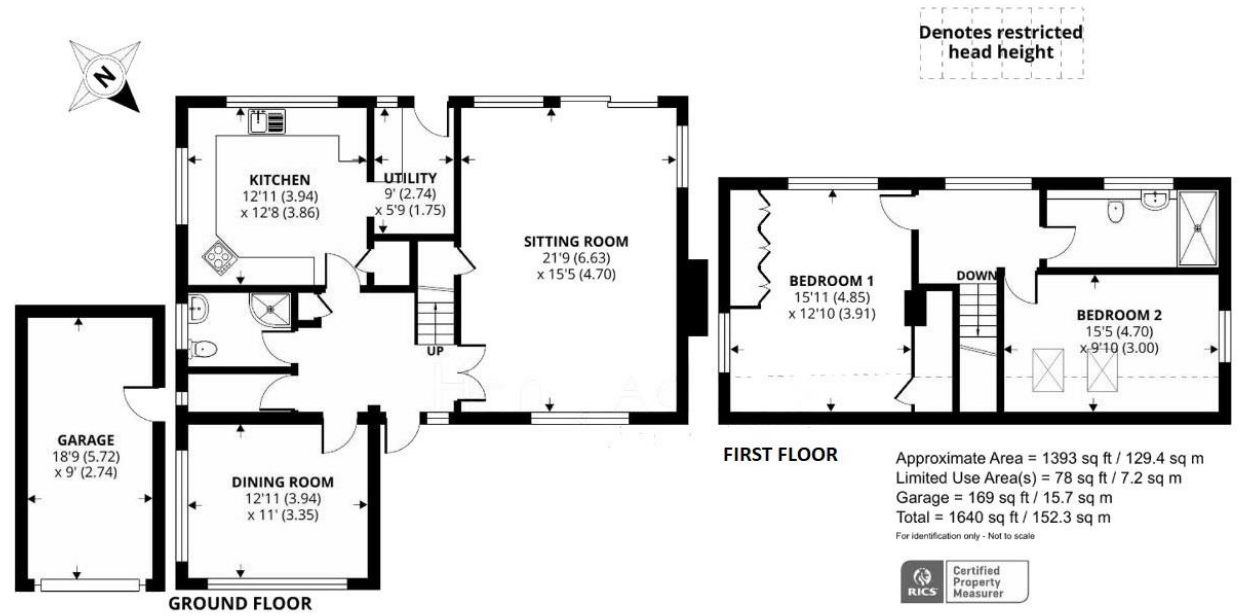
**Front Section of Garden** Screened by ranch style fencing.

**Further Side Section of Garden**

**Rear Garden** Being southerly aspect and a feature of the property with large raised stone terrace, steps down to further lawned areas with ornamental ponds, screened by attractive mature trees and shrubs with ornamental bridges.

**EPC Rating:** Band E.





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