



Broad Oaks | Fryern Road | Storrington | West Sussex | RH20 4BJ







# Broad Oaks

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GUIDE PRICE £950,000

A substantial family home located on the fringes of the village backing onto open fields occupying in excess of 1/2 an acre. Accommodation extends to 2617 sqft and comprises: entrance hall, sitting room with feature fireplace, dining room, snug, study, superb open plan kitchen/breakfast room with vaulted ceiling, utility room and separate w.c. Upstairs, there are four double bedrooms with three having en-suite facilities, hobbies room. Outside, the property is set within established gardens with vehicular access from Fryern Road with extensive parking leading to an attached double garage with studio over. The rear garden is mainly laid to lawn with a large terrace with a heated swimming pool of '35' length with covered retractable roof.

- Substantial Family Home
- Occupying 0.53 of an acre
- Versatile Accommodation
- Extending to 2617 sqft
- Four Double Bedrooms
- Sitting Room
- Dining Room
- Snug
- Study
- Superb open plan Kitchen/Breakfast Room
- Utility Room
- Three Bedrooms with En-suite Facilities
- Hobbies Room
- Generous Gardens& Swimming Pool
- Extensive Driveway Parking
- Attached Double Garage with Studio over



**Covered Entrance** Panelled oak front door leading to:

**Reception Hall** Radiator, leaded light double glazed windows, part glazed doors leading to:

**Entrance Hall**

**Ground Floor Cloakroom** Low level flush w.c., radiator, pedestal wash hand basin.

**Sitting Room 23' 9 maximum" x 17' 10 into bay" (7.24m x 5.44m)** Feature exposed brick fireplace with oak mantel over, three radiators, built-in shelving, window seating with uPVC leaded light double glazed windows.

**Dining Room 14' 1 maximum" x 13' 3 into bay" (4.29m x 4.04m)** uPVC double glazed window bay, radiator, feature open fireplace.

**Snug 12' 8 maximum" x 11' 2 maximum" (3.86m x 3.4m)** Feature brick fireplace with oak mantel over, built-in shelving, radiator, uPVC leaded light French doors leading to gardens.

**Study 10' 9" x 9' 7" (3.28m x 2.92m)** Radiator, leaded light windows, built-in storage cupboard.

**Open Plan Kitchen/Breakfast Room**

**Kitchen Area 14' 0" x 11' 2" (4.27m x 3.4m)** Extensive range of wall and base units, inset enamel one and a half bowl single drainer sink unit, inset four ring gas hob with extractor over, built-in fan assisted electric oven, further range of granite style working surfaces, space and plumbing for dishwasher, pine flooring, Rayburn oven.

**Breakfast Room 14' 7" x 13' 6" (4.44m x 4.11m)** Vaulted ceiling, Velux windows and downlighting, light oak flooring, two radiators, leaded light double doors leading to garden, door leading to:

**Utility Room 11' 0 maximum" x 9' 0 maximum" (3.35m x 2.74m)** Stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for American style fridge/freezer, uPVC double glazed stable door to rear garden.

**Ground Floor Cloakroom** Low level flush w.c.

**Stairs to:**

**First Floor Landing** Feature galleried landing, access to loft space, radiator.

**Master Bedroom 15' 4" x 13' 11" (4.67m x 4.24m)** Built-in wardrobe cupboards, two radiators, double glazed leaded light windows, door to:

**En-Suite Shower Room** Panelled bath with fitted shower attachment, low level w.c., pedestal wash hand basin, enclosed shower cubicle with fitted independent shower unit with folding glass and chrome screen.

**Bedroom Two 17' 4 maximum" x 10' 0 maximum" (5.28m x 3.05m)** Radiator, leaded light double glazed windows, built-in wardrobe cupboard, door to:

**En-Suite Bathroom** Panelled bath with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, radiator, built-in storage cupboard.

**Bedroom Three 13' 11" x 12' 5" (4.24m x 3.78m)** Radiator, leaded light double glazed windows, built-in wardrobe cupboards, door to:

**En-Suite Shower Room** Large walk-in shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, part tiled walls.

**Bedroom Four 12' 11" x 11' 3" (3.94m x 3.43m)** Radiator, exposed brick fireplace, built-in wardrobe cupboard, wall-mounted wash hand basin.

**Hobbies Room 8' 10" x 7' 10" (2.69m x 2.39m)** Velux window.

**Outside**

**Front Garden** Gated access from Melton Drive, large lawned area, screened by mature trees and shrubs, hedging.

**Rear Section of Garden** Accessed with side access from covered area, vehicular access via Fryern Road with paved driveway with extensive parking for several vehicles leading to:

**Attached Double Garage 20' 6" x 19' 3" (6.25m x 5.87m)** Automatic remote control up and over door, power and light, stairs to:

**Garage First Floor - Studio 35' 6 maximum" x 9' 5 maximum" (10.82m x 2.87m)**

**Raised Section Of Garden** Large raised section of lawned area, screened by fence panelling with enclosed swimming pool, shed housing boiler and filtration system, timber garden shed, large paved terraced area, backing onto open fields to the rear.

**Enclosed Swimming Pool 35' 0" (10.67m) in length**

**EPC Rating:** Band D.







## Fryern Road, Storrington, Pulborough, RH20

Approximate Area = 2617 sq ft / 243.1 sq m (excludes void)

Limited Use Area(s) = 119 sq ft / 11 sq m

Garage = 603 sq ft / 56 sq m

Outbuildings = 165 sq ft / 15.3 sq m

Total = 3504 sq ft / 325.5 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2023. Produced for Fowlers Estate Agents. REF: 1018398



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feel at home..."*

Managing Director:  
Marcel Hoad



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