



Cedar Cottage | Hurston Lane | Storrington | West Sussex | RH20 4HH

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ESTATE AGENTS



Cedar Cottage

Hurston Lane | Storrington | West Sussex | RH20 4HH

£795,000

A deceptively spacious individual family home incorporating a one bedroom annexe, delightful situated in this sought after semi-rural lane. Accommodation comprises: sitting room with open fireplace, superb open plan kitchen/dining/day room, ground floor shower room, annexe with one bedroom, sitting room, kitchen and shower room, two conservatories, four first floor bedrooms with family bathroom and walk-through study area. Outside, there is an in and out drive to the front with the rear garden being a feature of the property with a westerly aspect and adjoining 1.1 acre field.

- Individual Five Bedroom Chalet Home
- Highly regarded Lane
- Backing onto open fields
- Extending to 2581 sqft
- Incorporating One Bedroom Annexe
- Sitting Room with open fireplace
- Open Plan Kitchen/Dining/Day Room
- Two Conservatories
- Ground Floor Shower Room
- First Floor Bathroom
- In and Out Driveway Parking
- Gas Central Heating
- Double Glazed Windows
- Beautiful west aspect Gardens of approx. ¼ acre
- 1.1 acre adjoining field
- Viewing Recommended

Entrance Panelled front door to:

Enclosed Entrance Hall Radiator, tiled flooring, part glazed door through to:

Inner Hallway Radiator, doors leading to:

Dual Aspect Sitting Room 22' 6 maximum" x 11' 0 maximum" (6.86m x 3.35m) Double glazed windows, radiator, feature brick open fireplace with oak mantel.

Ground Floor Shower Room Low level flush w.c., fully enclosed shower unit with fitted independent shower, inset wash hand basin, heated chrome towel rail, fully tiled walls.

Open Plan Kitchen/Dining Room/Day Room 23' 9 maximum" x 22' 6 maximum" (7.24m x 6.86m)

Kitchen Area Range of wall and base units with inset one and a half bowl single drainer sink unit, double glazed windows overlooking gardens, inset five ring gas hob with extractor over, recessed into feature exposed brick walling, built-in fan assisted electric stainless steel oven and separate grill, recessed area suitable for housing fridge/freezer, space and plumbing for dishwasher, peninsula breakfast bar with under-seating, built-in storage cupboard housing boiler, built-in dresser with storage cupboards and working surfaces, radiator, double glazed stable door leading to side access, archway through to:

Dining Area Radiator, double glazed French doors leading to gardens.

Day Room Area Radiator, part panelled walls with built-in shelving and display unit.

Annexe Accessed via inner hallway.

Annexe Sitting Room 14' 5" x 14' 2" (4.39m x 4.32m) Radiator, electric night storage heater, sliding double doors leading to:

Conservatory 13' 0" x 8' 6" (3.96m x 2.59m) Of uPVC construction, laminate flooring, door leading to rear garden.

Inner Hallway Leading to:

Kitchen 10' 4" x 7' 8" (3.15m x 2.34m) Range of light oak style wall and base units, inset four ring electric hob, built-in fan assisted electric hob, built-in fan assisted electric oven and separate grill, inset one and a half bowl single drainer sink unit, space and plumbing for washing machine, archway through to:

Second Conservatory 12' 11" x 7' 9" (3.94m x 2.36m) Tiled flooring, electric night storage heater, inter-connecting door to main conservatory with outlook over garden.

Ground Floor Bedroom 16' 3" x 9' 11" (4.95m x 3.02m) Radiator, double glazed window, built-in wardrobe cupboards.

Ground Floor Shower Room Large walk-in double shower with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, fully tiled built-in toiletries cupboards.

Stairs to:

First Floor Landing Access to loft space.

Bedroom One 25' 10 maximum" x 9' 11 maximum" (7.87m x 3.02m) Radiator, double glazed windows, built-in wardrobe cupboards, inset wash hand basin, eaves storage cupboards of 16'11 x 3'10 and 10'9 x 7'6.

Walk-Through Study Area Built-in wardrobe cupboards and storage cupboards, door leading to:

Bedroom Two 12' 10" x 9' 7" (3.91m x 2.92m) Velux windows, range of built-in wardrobe cupboards, radiator, eaves storage cupboards.

Bedroom Three 14' 3 maximum" x 8' 0 maximum" (4.34m x 2.44m) Radiator, double glazed windows, built-in eaves storage cupboards.

Bedroom Four 14' 2 maximum" x 9' 0 maximum" (4.32m x 2.74m) Dual aspect double glazed windows, radiator, built-in storage cupboards.

Family Bathroom Re-fitted suite with fitted independent shower unit, low level flush w.c., inset wash hand basin, fully tiled walls, radiator, double glazed windows.

Outside

Driveway and Parking Tarmac in and out driveway with parking for several vehicles.

Rear Garden Being a feature of the property with generous formal west aspect gardens with overall plot size being just under 1.5 acres including paddock of 1.14 of an acre. Attractive shaped lawned areas with raised rockery and flower borders, circular paved patio with pergola, various timber storage sheds, ornamental fish pond.

Further Section of Paddock Delightful outlook over open fields and countryside.

EPC Rating: Band D.





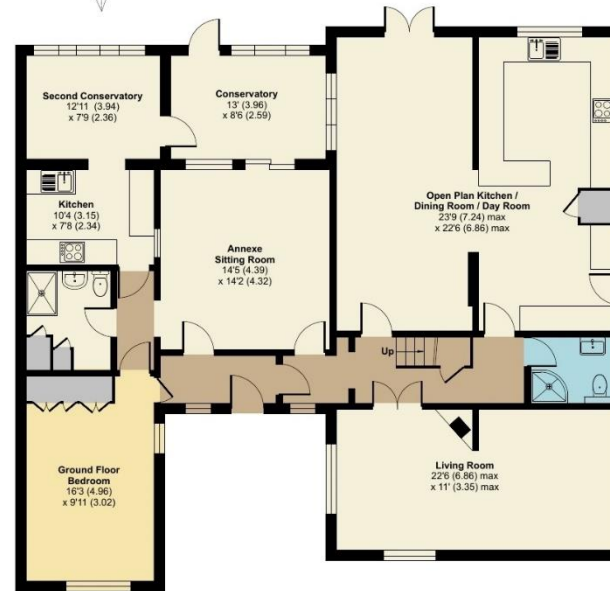
Cedar Cottage, Hurston Lane, Storrington, Pulborough, RH20

Approximate Area = 2581 sq ft / 239.7 sq m

Limited Use Area(s) = 472 sq ft / 43.8 sq m

Total = 3053 sq ft / 283.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1134480



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Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowleronline.co.uk storrington@fowleronline.co.uk 01903 745844

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