



Brambledown | Badgers Holt | Storrington | West Sussex | RH20 3ET

 **FOWLERS**
ESTATE AGENTS



Brambledown

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GUIDE PRICE £899,950

A substantial four bedroom detached bungalow occupying 1766 sqft, located within this highly regarded private cul-de-sac with a west aspect garden to the rear overlooking a jointly owned field. Internal accommodation comprises: sitting room, dining room, conservatory, kitchen/breakfast room with integrated appliances, utility room, en-suite to main bedroom and a family shower room. Outside, there is extensive driveway parking leading to a detached double garage.

- Substantial Detached Bungalow
- Highly regarded Private Cul-de-sac
- Extending to 1766 sqft
- Overlooking Private Fields to Rear
- Four Bedrooms
- Spacious Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Utility Room
- En-suite to Main Bedroom
- Family Shower Room
- West aspect Gardens and Terrace
- Detached Double Garage
- Extensive Parking Area





Entrance Part glazed front door to:

Entrance Hall Built-in storage cupboards, radiator, access to loft space.

Sitting Room 25' 1" x 13' 2" (7.65m x 4.01m) Triple aspect with feature coal effect fitted gas fire with stone surround and plinth either side, double glazed windows, two radiators, part glazed double doors leading through to dining room and sliding double glazed doors leading to:

Conservatory 12' 0" x 8' 7" (3.66m x 2.62m) uPVC, doors leading to terrace and gardens.

Dining Room 11' 11" x 10' 11" (3.63m x 3.33m) Radiator, double glazed windows.

Kitchen/Breakfast Room 11' 0" x 10' 11" (3.35m x 3.33m) Range of oak units with eye-level cupboards, granite working surfaces with groove drainer and swan neck mixer tap, integrated fridge/freezer, inset 'AEG' four ring hob

with extractor over, built-in fan assisted oven and separate grill, tiled flooring, wall-mounted crockery display unit, delightful outlook over gardens and open fields, archway through to:

Utility Room 8' 6" x 6' 5" (2.59m x 1.96m) Stainless steel single drainer sink unit with mixer tap, granite working surface with oak cupboards and drawers under, wall-mounted 'Worcester' boiler, space and plumbing for washing machine, heated chrome towel rail, uPVC double glazed door leading to terrace and gardens.

Bedroom One 14' 11" x 10' 8" (4.55m x 3.25m) Built-in wardrobe cupboards, radiator, uPVC double glazed windows, door to:

En-Suite Shower Room Panelled bath with fitted shower attachment, low level flush w.c., walk-in double shower with glass and chrome screen with overhead soaker, twin wash hand basins with cupboards under, fully tiled walls.

Bedroom Two 10' 11" x 10' 8" (3.33m x 3.25m) Radiator, built-in wardrobe cupboards, double glazed windows.

Bedroom Three 11' 5" x 10' 11" (3.48m x 3.33m) Radiator, double glazed windows.

Bedroom Four 12' 10" x 7' 4" (3.91m x 2.24m) Radiator, double glazed windows.

Family Shower Room Large walk-in shower, fully tiled walls, concealed spot lighting, wall-mounted wash hand basin, low level flush w.c., heated chrome towel rail.

Separate WC Low level flush, wall-mounted wash hand basin.

EPC Rating: Band C.

Outside

Parking Extensive paved driveway parking for several vehicles, leading to:

Detached Double Garage 21' 2" x 20' 1" (6.45m x 6.12m) Twin up and over doors. Attached workshop of 14' x 8'.

Front Garden Mainly laid to lawn with ranch style fencing.

Rear Garden West aspect being a feature of the property with large raised stone terraced area with wrought iron balcony and railings with steps leading down to shaped lawned area, timber summerhouse measuring 9'9 x 9'6, greenhouse, further side terrace area, main section of garden which is mainly laid to lawn with ornamental feature pond with ranch style fencing adjoining field.

Agents Note: The 6 bungalows jointly own by way of shares in the adjoining field on the west side of Badgers Holt, The Field is not for use of the shareholders except for maintenance unless a use is agreed unanimously by the Shareholders



Brambledown, Badgers Holt, Storrington, Pulborough, RH20

Approximate Area = 1766 sq ft / 164 sq m

Garage = 433 sq ft / 40.2 sq m

Outbuilding(s) = 212 sq ft / 19.7 sq m

Total = 2411 sq ft / 223.9 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). © nitchcom 2023. Produced for Fowlers Estate Agents. REF: 1190030



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



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