



Little Cottage | Hampers Lane | Storrington | West Sussex | RH20 3HY





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£799,950

A recently refurbished four bedroom cottage style chalet home occupying this leafy rural lane position just on the fringes of Storrington village. Internal accommodation comprises: spacious entrance hall with Karndean flooring, dual aspect sitting room with wood burner, re-fitted kitchen/breakfast room with integrated appliances, utility room, ground floor cloakroom, two ground floor bedrooms with the main bedroom having an en-suite walk-in shower, first floor re-fitted family bathroom and two further double bedrooms. Outside, there is extensive driveway parking to the front leading to a detached garage. The rear garden has tiered terraced areas suitable for entertaining leading to a larger further section of garden.

- Detached Cottage
- Four Bedrooms
- Recently refurbished
- Entrance Hall with Karndean flooring
- Dual aspect Sitting Room
- Re-fitted Kitchen/Breakfast Room
- Integrated Appliances
- Utility Room
- Ground Floor Cloakroom
- Ground Floor Bedroom with En-suite
- First Floor Re-fitted Family Bathroom
- Double Glazed Windows
- Gas Fired Central Heating
- Extensive Driveway Parking
- Detached Garage
- Landscaped terraced Gardens

Entrance

uPVC double glazed front door to:

Entrance Hall

Karndean flooring, covered radiator, understairs recessed cupboard, built-in cloaks cupboard.

Sitting Room 19' 2" x 14' 3" (5.84m x 4.34m)

Dual aspect double glazed windows, cast iron log burning stove with exposed brick chimney breast, oak mantel and tiled hearth, radiator.

Kitchen/Dining Room 17' 3 maximum" x 14' 6 maximum" (5.26m x 4.42m)

Re-fitted kitchen with extensive range of wall and base units, quartz working surfaces with inset four ring electric Induction hob with splash back and extractor over, built-in fan assisted electric oven and separate grill, range of eye-level cupboards, inset Butler sink with brass mixer tap, central breakfast island with quartz working surfaces and drawer and storage cupboard under, integrated dishwasher, covered radiator, further range of integrated double fridge and freezer, built-in shelved storage cupboards, concealed spot lighting, Karndean oak flooring, uPVC double glazed French doors leading to terrace and gardens, door to:

Utility Room 7' 5" x 7' 0" (2.26m x 2.13m)

Cupboard housing 'Worcester' boiler, working surfaces with storage cupboards under, radiator, Karndean flooring, door to:

Ground Floor Cloakroom

Low level flush w.c., inset wash hand basin with toiletries cupboards under, radiator.

Main Bedroom 16' 11 maximum" x 9' 1 maximum" (5.16m x 2.77m)

Radiator, built-in wardrobe cupboards, door to:

Walk-in Shower

Tiled flooring, folding glass and chrome screen with fitted independent shower unit, heated chrome towel rail, wall-mounted wash hand basin, extractor fan.

Ground Floor Bedroom Four 11' 4" x 8' 8" (3.45m x 2.64m)

Radiator, dual aspect double glazed windows.

Stairs to:

First Floor Landing

Velux window, access to loft space.

First Floor Bedroom Three 13' 9 maximum" x 11' 10" (4.19m x 3.61m)

Radiator, eaves storage cupboards, double glazed windows, Velux window.

First Floor Bedroom Two 13' 9 maximum" x 13' 0 maximum" (4.19m x 3.96m)

Dual aspect double glazed windows and Velux window, eaves storage cupboards, built-in wardrobe cupboards, radiator.

Bathroom

Folding glass and chrome screen with fitted independent shower attachment and overhead soaker, low level flush w.c., extractor fan, concealed spot lighting, heated chrome towel rail, Karndean flooring, pedestal wash hand basin with toiletries cupboards under.

Outside

Front Garden

Extensive tarmac driveway parking for several vehicles leading to:

Detached Garage 19' 5" x 10' 10" (5.92m x 3.3m)

Pitched roof, wooden double doors.

Meadow Garden

Raised meadow garden with steps leading to paved terrace area and walkway, side access leading to:

Beautifully Landscaped Rear Garden

Sandstone terrace with steps up to large raised terraces, ideal for entertaining, enclosed by brick walling and ranch style fencing, with further steps up to shaped lawned area, enclosed by railway sleepers with raised shrubbery and ranch style fencing, mainly laid to lawn, outside lighting.

EPC Rating: Band E





Hampers Lane, Storrington, Pulborough, RH20

Approximate Area = 1480 sq ft / 137.4 sq m

Garage = 198 sq ft / 18.3 sq m

Outbuilding = 17 sq ft / 1.5 sq m

Total = 1695 sq ft / 157.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Fowlers Estate Agents. REF: 1235170



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