



Highcroft | Hampers Lane | Storrington | West Sussex | RH20 3HY





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GUIDE PRICE £950,000 TO £975,000

An exciting opportunity to acquire this unique 1930's five bedroom detached home arranged over three floors, with additional land occupying 1.8 acres. Internally, the property requires modernisation throughout and has potential for possible development, subject to planning. Set in a quiet leafy lane, the property is located on the fringes of Storrington village approximately 1 mile from the village centre. Accommodation comprises: oak panelled reception hall, sitting room, dining room, kitchen/breakfast room, utility room, first floor galleried landing, two bathrooms, bedroom three/study with balcony. Outside, there are extensive mature woodland gardens and a large paved terrace, in and out driveway with a substantial double garage and studio.

- Individual 1930's residence
- Occupying 1.8 acres
- Five Bedrooms
- Exciting refurbishment project
- Oak panelled Reception Hall
- Sitting Room with feature fireplace
- Dining Room with feature fireplace
- Kitchen/Breakfast Room
- Utility Room
- First Floor Galleried Landing
- Two Bathrooms
- Bedroom/Study with Balcony
- Substantial detached double Garage & Studio
- In and Out Driveway
- Extensive Gardens and Terrace
- Future development potential, subject to planning

Entrance 12' 0" x 10' 11" (3.66m x 3.33m) Oak panelled front door to:

Reception Hall Exposed wooden flooring, panelled walls, understairs storage cupboard, radiator.

Sitting Room 20' 1 into bay" x 14' 1 maximum" (6.12m x 4.29m) Feature open fireplace with brickette surround and hearth with mantel over, leaded light windows with secondary glazing.

Dining Room 20' 1 into bay" x 14' 2 maximum" (6.12m x 4.32m) Leaded light window bay, feature open fireplace with stone surround and hearth, radiator, exposed wooden flooring.

Kitchen/Breakfast Room 15' 8" x 10' 10" (4.78m x 3.3m) Range of working surfaces, oil fired Aga, integrated stainless steel fan assisted electric oven and four ring hob, one and a half bowl single drainer sink unit with drawers and cupboards under, further range of working surfaces, wall-mounted dresser, fitted breakfast bar, original wall-mounted servants bells, tiled flooring, door to:

Inner Lobby Door leading to walk-in pantry, door accessing the rear garden.

Utility Room 14' 5 maximum" x 11' 0 maximum" (4.39m x 3.35m) Single drainer sink, drawer and cupboards under, part tiled walls, tiled flooring, space and plumbing for washing machine.

Stairs to:

First Floor Galleried Landing Radiator, large shelved linen cupboard.

Bedroom One 14' 3" x 14' 3" (4.34m x 4.34m) Radiator, built-in wardrobe cupboards, leaded light windows.

Bedroom Two 14' 3" x 14' 1" (4.34m x 4.29m) Leaded light windows, radiator.

Bedroom Three/Study 11' 0" x 8' 2" (3.35m x 2.49m) Radiator, door leading to balcony.

First Floor Bathroom One Panelled bath, pedestal wash hand basin, low level flush w.c., part tiled walls, wall-mounted electric heater.

First Floor Shower Room Fully enclosed shower cubicle, pedestal wash hand basin, bidet, low level flush w.c., tiled flooring, heated chrome towel rail, fully tiled.

Stairs to:

Second Floor Landing Radiator.

Bedroom Four 17' 8 maximum" x 17' 0 maximum" (5.38m x 5.18m) Leaded light windows, eaves storage cupboards, built-in wardrobe cupboard.

Bedroom Five 17' 0 maximum" x 12' 10 maximum" (5.18m x 3.91m) Radiator, leaded light windows.

Outside

Parking Accessed via tarmac in and out driveway with extensive parking area for several vehicles.

Detached Double Garage 16' 5" x 14' 9" (5m x 4.5m) Metal up and over door.

Front Garden Shaped lawned areas, ornamental pond.

Rear Section of Garden Store room housing gas boiler, large terraced area, brick built barbecue, timber wooden storage sheds, extensive woodland gardens encompassing an overall plot size of 1.8 acres.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: <https://what3words.com///assess.enveloped.discussed>

EPC Rating: Band E.





High Croft, Hampers Lane, Storrington, Pulborough, RH20 3HY

Approximate Area = 2185 sq ft / 202.9 sq m
 Limited Use Area(s) = 121 sq ft / 11.2 sq m
 Garage = 242 sq ft / 22.4 sq m
 Outbuilding = 80 sq ft / 7.4 sq m
 Total = 2628 sq ft / 243.9 sq m
 For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Fowlers Estate Agents. REF: 1242858



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



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