



Fryern House | Fryern Park | Storrington | West Sussex | RH20 4FF

 **FOWLERS**
ESTATE AGENTS



Fryern House

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£1,695,000

Set within the private grounds of Fryern Park, this substantial family home occupies 2.74 acres offering semi rural countryside living, yet still within easy reach of the village and local amenities. Internally, the property is presented in first class order throughout with accommodation extending to approximately 5000 sqft comprising: superb open plan kitchen/breakfast room with bespoke fitted 'Neptune' kitchen with log burner and French doors accessing the gardens, sitting room with wood burner, study/family room, additional kitchen/breakfast room with utility room, family room/reception, five bedrooms all with en-suite, principal bedroom of 26'7 x 16'2. Outside, there is extensive parking leading to a detached double garage and separate workshop/store. the gardens offer a high degree of seclusion being predominantly south facing with a large terrace and side courtyard area.

- Substantial Family Home
- Set within exclusive Fryern Park
- Occupying 2.74 acres
- Extending to approx. 5000sqft
- Sitting Room with feature wood burner
- Family Room/Study
- Superb open plan Kitchen/Breakfast Room
- Bespoke fitted 'Neptune' Kitchen
- Family Room
- Additional Kitchen/Breakfast & Utility
- Five Double Bedrooms, all with En-suite
- Principal Bedroom of 26'7 x 16'2 with En-suite
- Beautiful south aspect gardens & large terrace
- Tennis Court
- Double Garage, Workshop and Store
- Extensive Driveway Parking





Entrance Solid oak panelled front door to:

Enclosed Entrance Lobby Tiled flooring, radiator, cloaks area, part glazed door through to:

Entrance Hall Oak flooring, covered radiator, concealed spot lighting, built-in cloaks cupboard.

Inner Hallway Radiator, door leading to courtyard garden area.

Sitting Room 26' 7" x 16' 2" (8.1m x 4.93m) Feature cast iron woodburner with stone surround and brick hearth, leaded light double glazed windows and door leading to terrace and gardens, oak flooring, feature exposed beams with concealed spot lighting, radiator, leaded light double glazed windows, step up to door leading to:

Study/Family Room 26' 1" x 14' 6" (7.95m x 4.42m) Triple aspect room with oak flooring, radiator, leaded light French doors leading to terrace and gardens.

Superb Open Plan Kitchen/Breakfast Room 37' 0" x 21' 8" (11.28m x 6.6m)

Kitchen Area Neptune kitchen with an extensive range of wall and base units, inset five ring 'NEFF' electric hob with extractor over, integrated 'NEFF' twin ovens and grill, range of quartz marble effect working surfaces with twin Butler sink with groove drainer and 'Quooker' tap and separate swan neck mixer tap and dishwasher tap, extensive range of drawers and eye-level cupboards, integrated 'NEFF' dishwasher and built-in storage cupboards, feature exposed ceiling beams, parquet wood block flooring.

Breakfast Area Dual aspect room, radiator, double glazed windows overlooking garden with French doors leading to terrace and gardens, vertical radiator, feature cast iron wood burning stove with stone surround and tiled hearth, parquet wood block flooring, feature exposed ceiling beams, concealed spot lighting, French doors leading to large courtyard terrace.

Ground Floor Family Room 16' 4" x 14' 5" (4.98m x 4.39m) Stone open fireplace, radiator, leaded light double glazed window bay.

Kitchen/Breakfast Room 17' 3" x 13' 10" (5.26m x 4.22m) Bank radiator, leaded light double glazed window, stone flooring, built-in 'Samsung' fan assisted electric oven and hob, working surface with built-in drawers and storage cupboards, recessed area housing fridge/freezer.

Large Ground Floor Cloakroom Low level flush w.c., wash hand basin, tiled flooring, heated chrome towel rail.

Utility Room 9' 11" x 9' 6" (3.02m x 2.9m) Inset Butler sink with granite working surfaces and groove drainer and mixer tap, oak flooring, built-in storage cupboards, space and plumbing for two washing machines and a dishwasher, radiator, extensive working surfaces and built-in storage cupboards.

Recessed Area Part glazed door, housing boiler.

Ground Floor Cloakroom Door accessing courtyard area.

Stairs to:

First Floor Landing

Principal Bedroom 26' 7" x 16' 2" (8.1m x 4.93m) Dual aspect room, floor to ceiling built-in wardrobe cupboards, leaded light double glazed windows, two radiators, delightful outlook over gardens, door to:

En-Suite Bathroom Victorian claw leg roll top bath with brass tap and separate shower attachment, twin wash hand basins with brass fittings and toiletries cupboards under, low level flush w.c., walk-in double shower with overhead brass soaker and separate shower attachment, heated brass towel rail, concealed spot lighting, tiled flooring.

Bedroom Two 21' 8" x 18' 4" (6.6m x 5.59m) Radiator, leaded light double glazed windows, feature exposed ceiling beams, door to:

En-Suite Shower Room Walk-in double shower with overhead soaker and separate shower attachment, low level flush w.c., pedestal wash hand basin, heated chrome towel rail.

Bedroom Three 18' 6" x 17' 3" (5.64m x 5.26m) Two radiators, leaded light double glazed windows, exposed ceiling beams, door to:

En-Suite Shower Room Fitted independent shower unit with overhead soaker and separate shower attachment, low level flush w.c., pedestal wash hand basin, heated chrome towel rail.

Bedroom Four 16' 4" x 14' 3" (4.98m x 4.34m) Radiator, built-in wardrobe cupboards, door leading to:

En-Suite Shower Room Walk-in double shower with overhead soaker and separate shower attachment, pedestal wash hand basin, low level flush w.c., part tiled walls.

Inner Hallway Housing large shelved linen cupboard, walk-in shelved storage cupboard housing pressurised cylinder.

Bedroom Five 14' 1" x 12' 4" (4.29m x 3.76m) Radiator, leaded light double glazed windows, door leading to:

En-Suite Bathroom Victorian claw leg bath, pedestal wash hand basin, low level flush w.c., fully enclosed shower cubicle with overhead soaker and separate shower attachment.

Outside Set amidst semi-rural Fryern Park, formerly the grounds of Fryern Hall, the gardens offer an adventure playground for children, with paved terraces providing areas for al fresco dining and relaxation. Low walls, bordered by planted beds, create an enclosed patio setting adjoining the house which benefits from the sunny southerly aspect with a wrought-iron gate leading to an expanse of lawn interspersed with majestic trees. To the front the driveway leads to a gravelled hardstanding which provides parking in addition to the garage, whilst additional outbuildings include a workshop and storage.

Amenities Local: Prestigious Fryern Park offers an idyllic, tranquil and private countryside setting situated on the northern fringes of Storrington village. Local amenities include a Waitrose supermarket, coffee shops, a number of independent shops, along with a medical centre, and sports clubs. Towns and Cities: Horsham (approximately 14 miles) Chichester (approximately 15 miles), London (approximately 45 miles). Transport: Pulborough station (approximately 5 miles) with services to London Victoria. A24 to London, Gatwick Airport, and the national motorway network. Schools: Schools include Steyning Grammar School, Storrington Primary, West Chiltington Primary and The Weald School. Leisure: South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.

Directions From the A24, take ht exit to join the A283 Storrington Road. On reaching Storrington, take the second exit at the roundabout onto the B2139 School Hill. Take the left turning onto Fryern Road and continue for approximately 0.4 miles. Turn left onto the Fryern Park Private Estate then bear right to follow the lane to the property, which will be found on the left hand side. What3Words: ///unimpeded.nights.decoded

EPC Rating: Band E.



Fryern House, Fryern Park, Fryern Road, Storrington, Pulborough, RH20 4FF

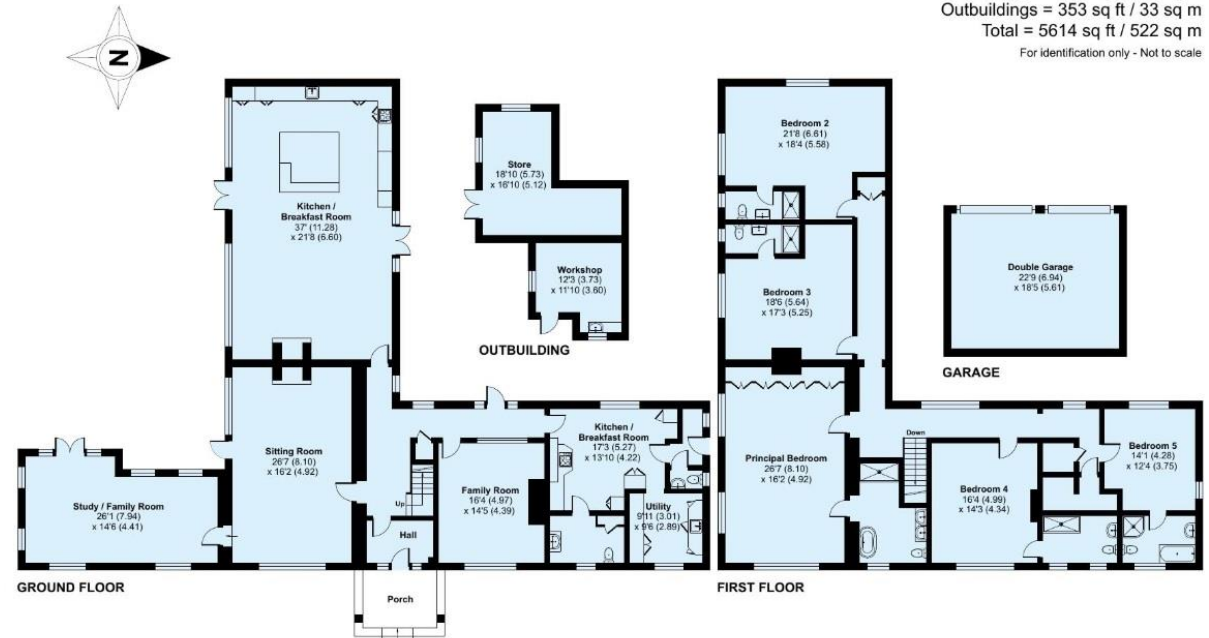
Approximate Area = 4842 sq ft / 450 sq m

Garage = 419 sq ft / 39 sq m

Outbuildings = 353 sq ft / 33 sq m

Total = 5614 sq ft / 522 sq m

For identification only - Not to scale



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



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