



Oaklands Farm Cottage | Hurston Lane | Storrington | RH20 4HH





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£795,000

An immaculately presented and individually built three bedroom detached home occupying this delightful position backing onto open fields and set within this highly regarded semi-rural lane within a mile of the village centre. Accommodation comprises: sitting room, ground floor cloakroom, ground floor shower room, kitchen/breakfast room adjoining second sitting room with inter-connecting double sided gas wood burner, utility room, en-suite to main bedroom, family bathroom, large hobbies room/loft room of 32'10 x 18'1. Outside, there is extensive driveway parking with access to a single garage. The rear gardens are west aspect with a large paved terrace.

- Individual detached Home
- Three Bedrooms
- 2nd Sitting Room with double sided gas wood burner
- En-suite to Main Bedroom
- Delightful outlook over open fields
- Entrance Hall
- Kitchen/Breakfast Room
- Family Bathroom
- Sought after rural lane
- Sitting Room
- Ground Floor Shower room
- West aspect Gardens and Terrace
- Extending to 2223sqft
- Ground Floor Cloakroom
- Utility Room
- Extensive driveway parking and garage

Entrance Solid oak panelled front door to:

Reception Hall 16' 11" x 7' 9" (5.16m x 2.36m) Oak flooring, radiator, understairs storage cupboard, built-in cloaks cupboard.

Ground Floor Shower Room Glass and chrome screen with overhead soaker and separate shower attachment, fully tiled walls, heated chrome towel rail, push flow w.c., stone wash hand basin with central taps and toiletries cupboards under, extractor fan.

Sitting Room 17' 11 into bay" x 12' 4 maximum" (5.46m x 3.76m) Radiator, double glazed window bay.

Open Plan Second Sitting Room 14' 8" x 12' 8" (4.47m x 3.86m) Oak flooring, radiators, twin double glazed French doors leading to terrace and gardens with beautiful outlook over fields and open countryside, double sided feature fireplace with exposed brick hearth with oak mantel, cast iron gas log effect wood burner with stone hearth, through to:

Kitchen/Breakfast Room 16' 3" x 12' 5" (4.95m x 3.78m) Woodburner with oak mantel over and exposed brick hearth and stone hearth, extensive range of wall and base units with integrated appliances comprising: 'NEFF' fan assisted oven and separate grill with built-in microwave, fridge/freezer, pull-out drawer rack, dishwasher, one and half bowl single drainer sink unit with swan neck mixer tap, peninsula breakfast bar with gas hob and twin electric hob with stainless steel extractor over, oak flooring, twin doors leading to terrace and gardens, two radiators, door to:

Utility Room 8' 7" x 7' 9" (2.62m x 2.36m) Butler sink with solid wood groove drainer, built-in storage cupboards, cupboard housing 'Baxi' combination boiler, space and plumbing for washing machine, tiled flooring, double glazed windows, radiator, door leading to side garden.

Stairs to:

First Floor Spacious Landing 32' 10 maximum" x 18' 1 maximum" (10.01m x 5.51m) Access to loft space with folding loft ladder with fully boarded loft space with Velux window, power and light, radiator, shelved linen cupboard housing pressurised cylinder.

Main Bedroom 14' 8" x 12' 5" (4.47m x 3.78m) Dual aspect double glazed windows with views out towards open fields, radiator, door to:

En-Suite Bathroom Push flow w.c., inset bath, low level bidet, inset wash hand basin with toiletries cupboards under, heated chrome towel rail, fully tiled, archway through to walk-in dressing room with built-in show racks, shelving and hanging area.

Bedroom Two 13' 2" x 12' 5" (4.01m x 3.78m) Double glazed windows, radiator, built-in wardrobe cupboards.

Bedroom Three 12' 7 maximum" x 8' 4 maximum" (3.84m x 2.54m) Radiator, double glazed windows, built-in storage cupboards.

Main Bathroom Jacuzzi bath, low level flush w.c., wall-mounted wash hand basin, fully tiled walls, heated chrome towel rail.

Outside

Front Garden To the front of the property there is a five bar wooden gate leading to extensive gravelled parking area with access to:

Detached Garage 20' 8" x 10' 6" (6.3m x 3.2m) Up and over door, power and light.

Side Section of Garden Mainly laid to lawn.

Rear Garden West aspect garden with beautiful views over open fields and paddocks, large stone paved terraced area, raised vegetable beds and fruit cage, further side section of garden, outside water tap.

Agents Note: The owner of the neighbouring property currently has a lifetime pedestrian access rights to the original stables attached to the garage.

EPC Rating: Band C.





Hurston Lane, Storrington, Pulborough, RH20

Approximate Area = 2223 sq ft / 206.5 sq m

Limited Use Area = 98 sq ft / 9.1 sq m

Garage = 217 sq ft / 20.1 sq m

Total = 2538 sq ft / 235.8 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: 1326194



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