



Cobwebs | Chestnut Close | Storrington | West Sussex | RH20 3PA





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A superbly appointed and well-presented four bedroom detached family home, situated in a quiet cul-de-sac location on the outskirts of Storrington. The property is light and airy and has a wealth of features including a real flame gas fire, leaded light double glazed windows, zoned underfloor heating to various rooms and a Rangemaster double oven. Accommodation in more detail comprises: entrance hall, downstairs cloakroom, study, triple aspect sitting room, reception room/further dining area, kitchen/dining room, utility room, magnificent conservatory, which is a real feature of the home, with electrically operated roof vents and views over the superb rear garden. To the first floor there are four good sized bedrooms with the main bedroom having ample built-in furniture with en-suite shower room, plus an additional family bathroom. Outside, another feature is the wonderful garden with an array of plants and shrubs and a lovely Indian sandstone terrace and patio areas with two sets of steps leading up to the lawned garden and summerhouse and playhouse. To the front there is off-road parking for three to four vehicles leading to an attached double garage with overhead storage. Early viewing is recommended to appreciate this wonderful home.

- Four Bedroom Detached Family Home
- Triple aspect Sitting Room
- Superb sized Conservatory
- Secluded Rear Garden
- Entrance Hall
- Reception Room/Further Dining Area
- En-suite to Main Bedroom
- Indian sandstone Terrace and Patios
- Downstairs Cloakroom
- Kitchen/Dining Room
- Family Bathroom
- Attached Double Garage
- Study
- Rangemaster Double Oven
- Off-road Parking for 3-4 Vehicles
- Quiet cul-de-sac Location





Entrance Wooden front door with glass panel to:

Entrance Hall Double glazed leaded light window, oak flooring, large understairs cupboard, thermostat for central heating, power point.

Downstairs Cloakroom Low level push flow WC, double glazed leaded light window, wash hand basin with toiletries cupboard under, fully tiled walls, radiator, mirrored cupboard.

Study 9' 1" x 7' 5" (2.77m x 2.26m) Double glazed leaded light window, radiator, oak flooring, phone line socket.

Sitting Room 22' 11" x 13' 7" (6.99m x 4.14m) Triple aspect room with double glazed leaded light windows, three radiators, dimmer switch lighting, wood flooring, feature real flame gas fire with bubbling water feature, marble hearth and surround, double glazed sliding patio doors leading out to terrace and gardens, archway through to:

Reception Room/Further Dining Area 10' 4" x 10' 4" (3.15m x 3.15m) Two radiators, wood flooring, dimmer switch lighting, door back to hallway, archway through to:

Superb Sized Conservatory 20' 0" x 17' 5" (6.1m x 5.31m) This wonderful conservatory is of uPVC and brick construction with electrically operated roof vents, underfloor heating, one double and one single door leading out to terrace and gardens, double glazed sliding patio doors leading into:

Kitchen/Dining Room 18' 3" maximum x 13' 0" maximum (5.56m x 3.96m)

Dining Room Area Tiled flooring with zoned underfloor heating, radiator, double glazed sliding patio doors to conservatory.

Kitchen Area Range of Limed Oak wall and base units including carousel unit, pull-out pan drawers, glass display cupboard with back light, Rangemaster double gas oven with extractor and light over, four ring gas hob with griddle and electric hot plate, integral fridge, one and three quarter bowl sink unit with detachable spray mixer tap, double glazed leaded light windows, tiled flooring, door back to hallway, door to:

Utility Room 8' 8" x 8' 1" (2.64m x 2.46m) Tiled flooring with zoned underfloor heating, range of wall and base units with under cupboard lighting, pull-out vegetable racks, pull-out towel holder, space and plumbing for washing machine and dishwasher, sink unit with groove drainer and swan neck mixer tap, radiator, double glazed door with dog flap to garage and double glazed door with dog flap to gardens.

Stairs to:

First Floor Landing Airing cupboard with shelving and hanging space, housing hot water tank, controls for underfloor heating, controls for hot water and central heating, pump for hot water, access to large loft space with pull down ladder being lit and partly boarded.

Bedroom One 13' 1" x 11' 9" (3.99m x 3.58m) Double glazed leaded light windows, radiator, vast built-in range of wardrobes, cupboards and bedroom furniture, door to:

En-Suite Shower Room Fully tiled walls and floor with underfloor heating, heated mirror with downlights, vanity unit housing low level flush WC and sink unit with toiletries' cupboards under, tall storage cupboard with shaver unit, fully tiled walk-in double shower unit with additional handheld shower attachment, light and extractor, double towel rail, double glazed leaded light window.

Bedroom Two 13' 7" x 9' 6" (4.14m x 2.9m) Radiator, double glazed leaded light windows, two double fitted wardrobes, one with drawers, fitted bookshelves, fitted corner desk unit with pull-out key-board shelf.

Bedroom Three 13' 9" x 8' 10" (4.19m x 2.69m) Radiator, double glazed leaded light windows.

Bedroom Four 10' 7" x 7' 5" (3.23m x 2.26m) Radiator, double glazed leaded light windows, built-in double wardrobes with drawer and shelving and lighting over.

Family Bathroom Fully tiled walls and floor with underfloor heating, radiator, double towel rail, panel enclosed bath with shower attachment, circular shower unit with shower attachment, extractor and ceiling light, double glazed leaded light windows, low level push flow WC with vanity unit and cupboards, downlighting, wash hand basin with toiletries cupboards under, heated mirror with cupboards to either side and shaver unit.

Outside

Front Garden Area of lawn with flower and shrub borders, outside security lighting, continuation of sandstone paving, two gated side accesses to the rear garden, one with a storage area for wheelie bins.

Parking Brick paved driveway with inset sandstone circular paving suitable for housing parking for three to four vehicles, leading to:

Attached Double Garage 23' 0" x 18' 6" maximum (7.01m x 5.64m) Pitched and tiled construction, remote controlled garage door, 2 year old wall-mounted 'Worcester' boiler, gas and electric meters, power and light, space for tall fridge/freezer, range of cupboards, overhead storage area, door back to utility room.

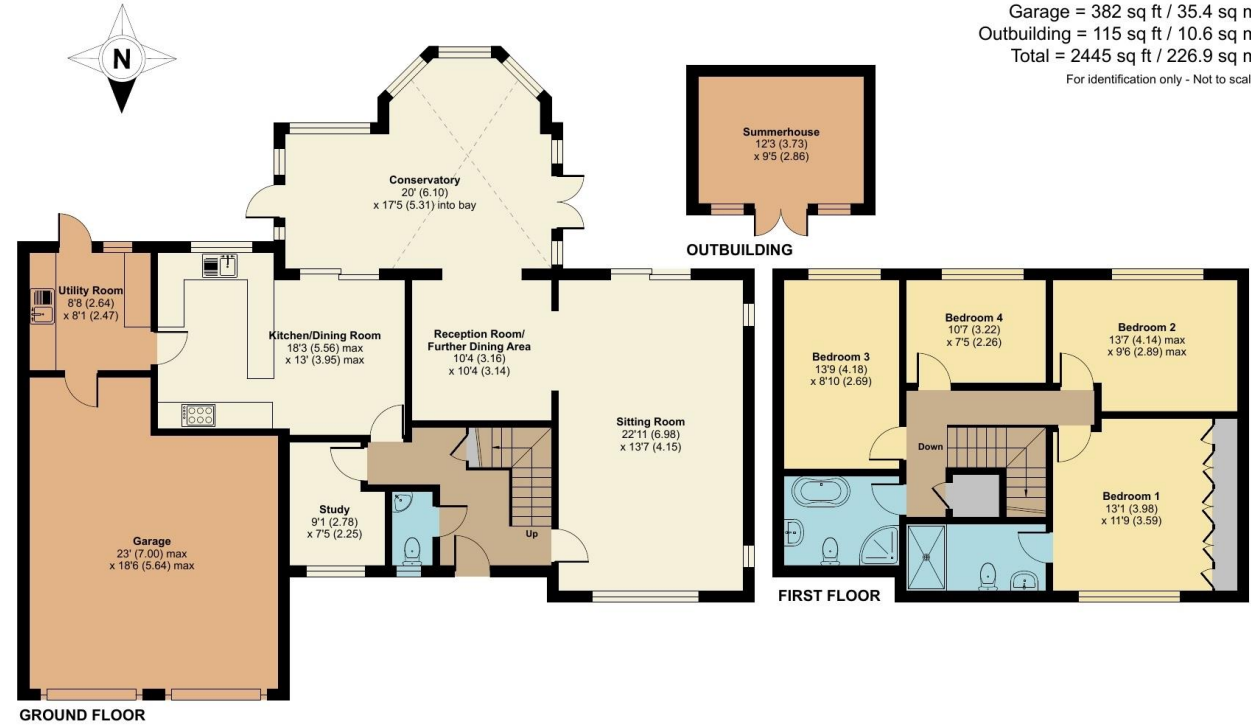
Rear Garden Superb sized and secluded enclosed garden, benefiting from a southerly aspect, with large Indian sandstone terrace and patio areas, two sets of steps up to shaped lawned area, various flower and shrub borders, greenhouse, summerhouse of 23' x 9'5 with power and light, Wendy house, with security lighting, all enclosed by ranch style fencing behind hedging, two gated side access leading to the front, outside water tap, 3 sets of outside electric sockets, pond with water feature behind a raised brick edged garden.

EPC Rating: Band C.



Chestnut Close, Storrington, Pulborough, RH20

Approximate Area = 1948 sq ft / 180.9 sq m
 Garage = 382 sq ft / 35.4 sq m
 Outbuilding = 115 sq ft / 10.6 sq m
 Total = 2445 sq ft / 226.9 sq m
 For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1178217



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



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