



Longbury Chine

Georges Lane | Storrington | Pulborough | West Sussex | RH20 3JH

FINE & COUNTRY

Step inside

Longbury Chine

Tucked away behind a private, gated driveway and nestled within approximately four acres of immaculately landscaped, park-like gardens, this exceptional five-bedroom residence offers a unique blend of privacy, grandeur, and contemporary comfort. Built by the current owners to exacting standards, the property exudes timeless elegance while providing every modern luxury expected of a home of this calibre.

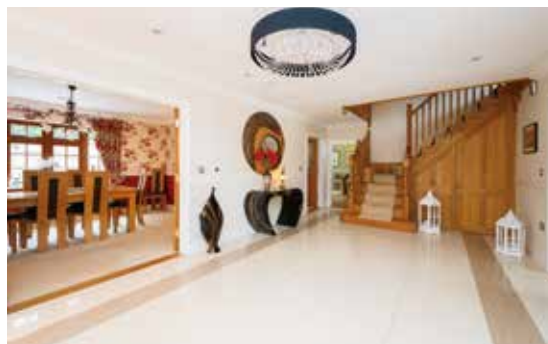
The grounds are a defining feature—expansive, tranquil, and beautifully curated. Bordered by a canopy of mature trees, the entire plot enjoys a sense of complete seclusion, creating a true woodland retreat that feels worlds away from the everyday. A large ornamental pond with a striking water feature forms the centrepiece of the landscape, accompanied by a charming gazebo overlooking the water—an idyllic spot for reflection or al fresco dining.

Step inside to a grand, tiled entrance hall that immediately sets the tone for the quality and scale found throughout. Double doors open into a beautifully appointed, country-style kitchen and garden room, complete with exposed oak beams, a vaulted ceiling and a feature fireplace with a log burner, creating an inviting and character-rich heart to the home.

The ground floor flows gracefully through a selection of well-proportioned and thoughtfully designed living spaces, including a formal dining room, a study, and a further reception room ideal for a playroom or snug. A striking double-aspect living room features an open fireplace and elegant herringbone wood flooring, offering a perfect space for both cosy evenings and refined entertaining. Additional conveniences include a cloakroom, a utility room, and ample storage cupboards discreetly positioned near the front entrance.

Ascend the beautifully crafted oak staircase to the first floor, where the main bedroom suite enjoys captivating views across the grounds from its Juliet balcony. This luxurious room includes four double built-in wardrobes and an en-suite bathroom, with an adjoining single wardrobe area for added practicality. The second bedroom is equally impressive, featuring its own private living area—ideal for use as a sixth bedroom if required—alongside a spacious walk-in wardrobe and elegant en-suite. Two further well-appointed bedrooms and a stylish family bathroom complete this floor, offering flexibility for family and guests alike.

The top floor opens into a large games room, perfect for leisure or entertaining, with access to generous eaves storage. Bedroom five is positioned on this level, enjoying stunning views over the grounds and benefiting from its own private en-suite, making it a superb guest suite or independent space for a teenager or au pair.











Outdoors, the heated swimming pool serves as a magnificent focal point, raised up to provide an elevated view over the grounds. The pool house offers a dedicated changing area, toilet, and shower room—ideal for poolside convenience. Beyond this, a private cinema room awaits, complete with two rows of plush, luxury seating to create the perfect setting for film nights.

The garden offers a variety of beautifully designed spaces, including a generous patio area perfect for entertaining, and a delightful designed tiered garden to the rear, thoughtfully planted with herbs, fruit trees, flowering shrubs and a quaint pond with decorative statue.

Completing the estate are a detached three-bay garage and two additional garage units under the pool complex, offering ample space for car enthusiasts, hobbies, or secure storage. A hidden sanctuary of refined country living that must be experienced to be truly appreciated.

Location

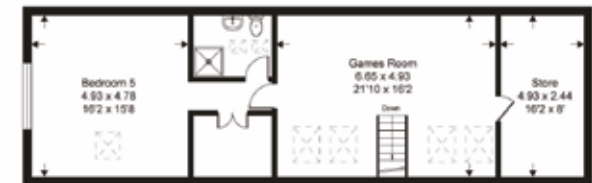
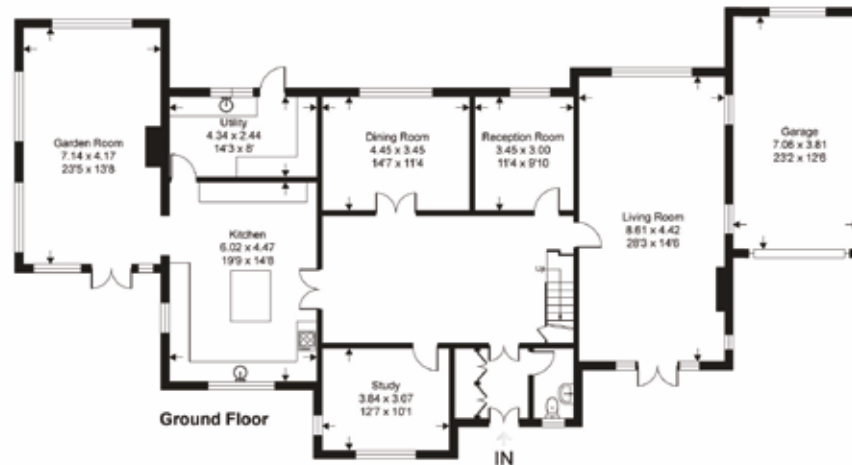
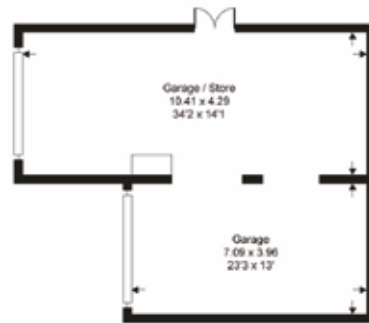
Storrington is a delightful village that perfectly balances rural charm with modern convenience. Renowned for its welcoming community and tranquil atmosphere, this idyllic location offers a serene lifestyle while still providing easy access to essential amenities and excellent transport links. Storrington is steeped in history, with its quaint streets lined with traditional architecture, boutique shops, and cozy cafés. The village boasts an array of independent retailers, local pubs, and fine dining establishments, offering a rich tapestry of choices for residents and visitors alike. For outdoor enthusiasts, Storrington is a gateway to some of the most stunning natural landscapes in Sussex. The South Downs National Park is just a stone's throw away, offering countless walking, cycling, and horseback riding trails with panoramic views over rolling hills and lush countryside. Storrington is ideal for families and commuters alike. The village is well-served by highly regarded local schools and provides access to a variety of leisure facilities, including a leisure centre, tennis clubs, and golf courses. The excellent road links offer easy access to larger nearby towns such as Horsham, Worthing, and Chichester, while London and Gatwick Airport are easily accessible by train from nearby Pulborough.



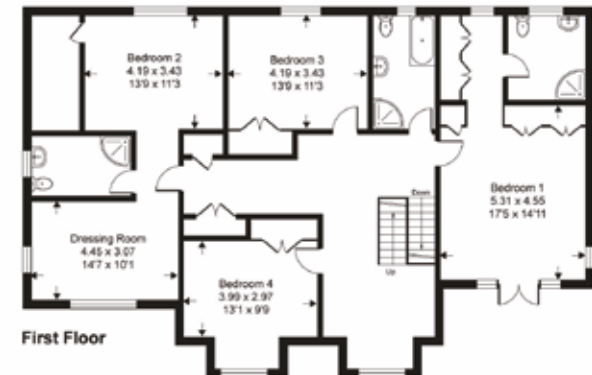


Longbury Chine, RH20

Approximate Gross Internal Area = 426 sq m / 4586 sq ft
 Approximate Garage Internal Area = 101.9 sq m / 1097 sq ft
 Approximate Outbuilding Internal Area = 86.1 sq m / 927 sq ft
 Approximate Total Internal Area = 614 sq m / 6610 sq ft



Second Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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