



Price Range £925,000 - £975,000

Melrose Place, Storrington





Melrose Place, Storrington, RH20 3HH

Standing in secluded, mature gardens of almost a third of an acre, this Scandinavian designed property offers flexible, family friendly accommodation on the edge of the village, backing onto paddocks and with wonderful country walks almost from the front door.

Built in 1981 and fastidiously maintained since, the environmental credentials of this stunning detached house include triple glazing and two air source heat pumps. Designed to be warm and cosy in the winter and cool in the summer, the property features air conditioning and a lovely west-facing balcony off the lounge.

The "upside down" layout works really well, with a large, welcoming entrance hallway giving access to five ground floor bedrooms, all of which are doubles, a modern and surprisingly large Jack and Jill ensuite shower, refitted family bathroom and a useful utility room. On the first floor are two very generous reception rooms either side of the wonderful kitchen / family room with high spec integrated appliances. There's also a cloakroom/ wc.

There's a lovely calmness to the property, combined with plenty of space for children to play or for adults to relax with family and friends. Outside, the double garage features a room above, accessed via an external staircase and this would make a great home office, games room or teen den.

Less than two miles from Storrington's bustling village centre, all local amenities are within easy reach. A number of primary schools are nearby, with older children being in catchment for Steyning Grammar.



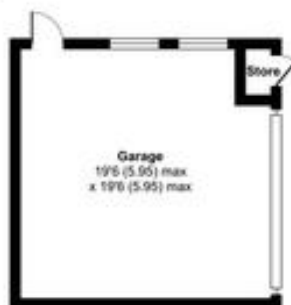




Melrose Place, Storrington, Storrington, RH20

Approximate Area = 2217 sq ft / 205.9 sq m
Limited Use Area (s) = 160 sq ft / 14.8 sq m
Garage / Room Above Garage = 604 sq ft / 56.1 sq m
Outbuilding = 7 sq ft / 0.6 sq m
Total = 2988 sq ft / 277.5 sq m

For identification only - Not to scale



GARAGE FIRST FLOOR

Denotes restricted head height



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. Enrichment 2025. Produced for Lundy-Lester Ltd. REF: 1305427



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.