





CHATEAU DE SAINT LOUAND
CHINON
BAUDRIE DUTOUR

Fieldings, Storrington

A stunning home close to the centre of the village with south facing tranquil garden.



- ▶ **Sitting room with gas fire**
- ▶ **Kitchen / breakfast room**
- ▶ **Sun room**
- ▶ **Dining room**
- ▶ **Study and ground floor cloakroom**
- ▶ **Principal bedroom with en-suite**
- ▶ **Brick built outdoor dining area**
- ▶ **Summer house**
- ▶ **South facing garden**
- ▶ **Driveway parking for several vehicles**

Coming to the market for only the second time since it was built in the 1930's the current custodians have been there since 2004 and updated the property throughout including various additions and improvements.

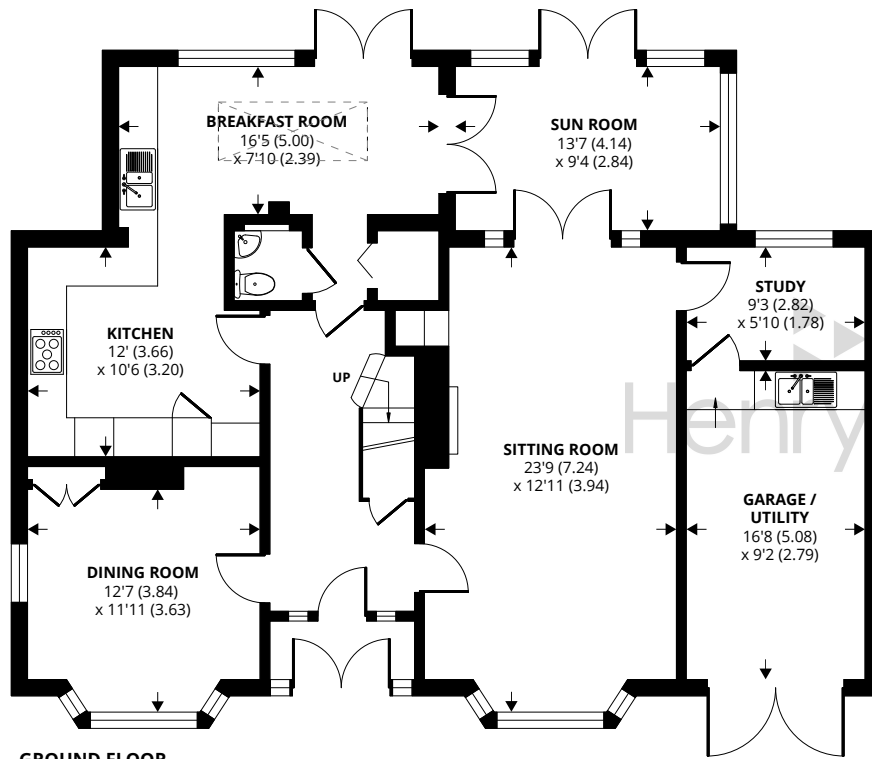
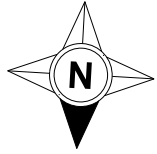
On entering, Fieldings has all you would expect from a 1930's property, lovely high ceilings, light rooms and such a welcome feel. The outer porch leads to the inner hallway, to the front of the property is the dining room and sitting room with feature gas fire, both rooms have bespoke shutters. To the rear of the property is the kitchen which is fitted with a range of high and low level units with a central island unit, there is an integrated dish washer, De Dietrich induction hob, Siemens microwave oven, warming drawer and oven and space for American fridge freezer. To the rear is the breakfast / dining area with French doors overlooking the garden and lantern roof, double doors lead to the sun room which again has access to the garden. The ground floor accommodation is completed with a cloak room, study and garage with utility area.

On the first floor there are four bedrooms, the principal having an en-suite bathroom and a family bathroom.

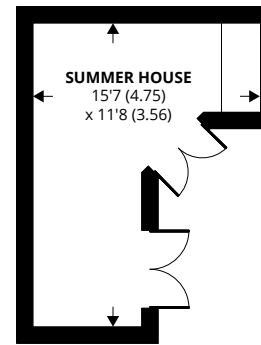




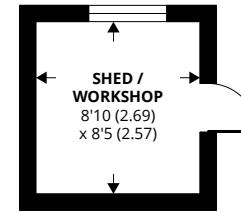




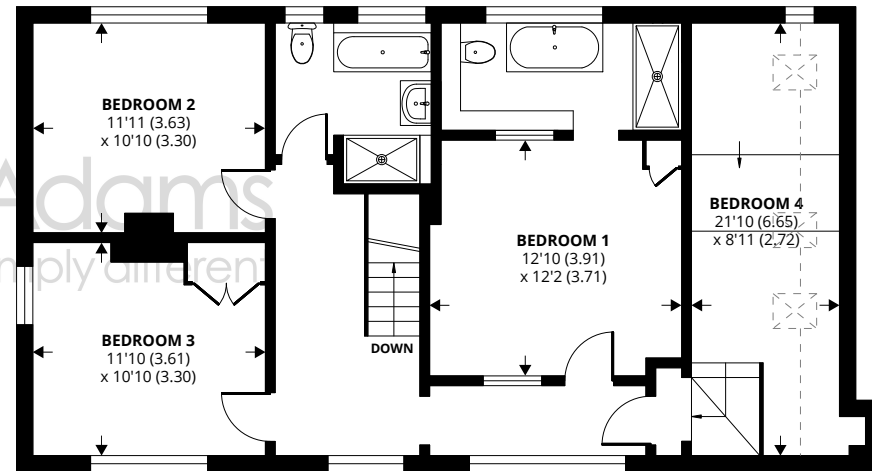
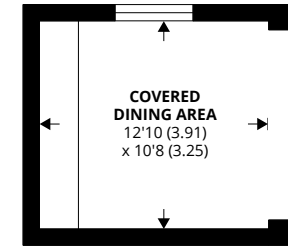
GROUND FLOOR



OUTBUILDING 1



OUTBUILDING 2



FIRST FLOOR

Approximate Area = 2118 sq ft / 197 sq m (includes garage & excludes covered dining area)

Limited Use Area(s) = 47 sq ft / 4 sq m

Outbuilding = 194 sq ft / 18 sq m

Total = 2359 sq ft / 219 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

The garden is beautiful with a wonderful variety of plants and shrubs and one of the many selling features of this property is the outside dining room which is west facing and takes full advantage of the evening sun and can be used all year round to watch the sun setting whilst partaking in a glass of wine or two, in addition there is a summer house which could easily be used as a home office or additional accommodation if needed. The garden is south facing and a lovely sun trap.

To the front of the property there is driveway parking for several vehicles and there is an Anderson EV charger with separate power socket at the front for ease of charging.

Location

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

