





## Mant House, 14 Church Street, Storrington

A hidden gem in the heart of Church Street dating back to 1870 with 3,198 sq ft of accommodation including an annexe and parking.

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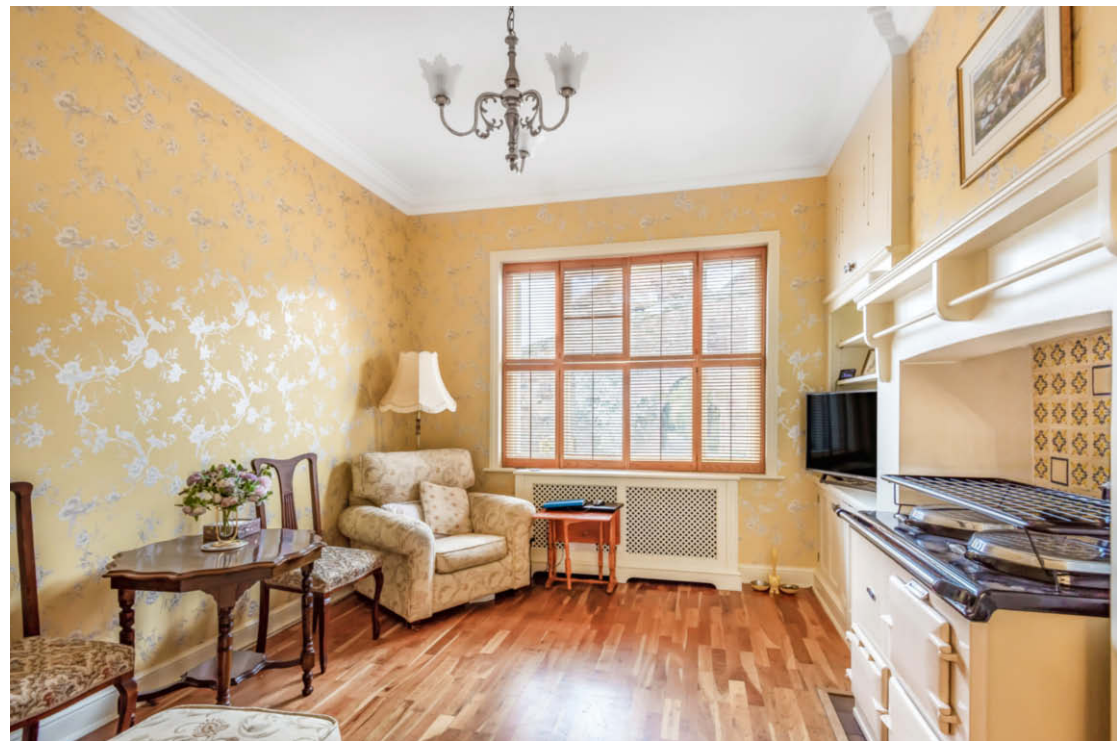
- ▶ Sitting room with feature fireplace
- ▶ Dining room with open fire
- ▶ Morning room with gas Aga
- ▶ Master bedroom suite with shower room and dressing room
- ▶ Three further double bedrooms
- ▶ Lift installed for easy access to first floor
- ▶ Low maintenance gardens
- ▶ Detached one bedroom annexe
- ▶ Parking for several vehicles
- ▶ No on going chain

Set in the heart of Church Street is Mant House, originally called Gedding, which dates back to 1870, when it was the home of Mr Parsons a local solicitor who used the garden room (now annexe) as his office. During the war the property was used by the Red Cross to house Belgian refugees. In 1979 it was purchased and turned into Pauline's Tea Rooms, where it served the village for many years.

On entering the property you are welcomed with high ceilings and many original features. The sitting room and dining room both have bow windows and feature fire places, are at the front of the property. To the rear is the kitchen which is fitted with a range of high and low level units, which leads to a Morning Room with gas Aga and built in storage. The ground floor accommodation is completed by a study with range of bespoke fitted units and a cloakroom.

On the first floor the master bedroom has a large dressing area with fitted wardrobes and an en-suite shower room. There are three further double bedrooms with wardrobes and the second bedroom has lovely southern views down Church Street and to the Downs beyond.

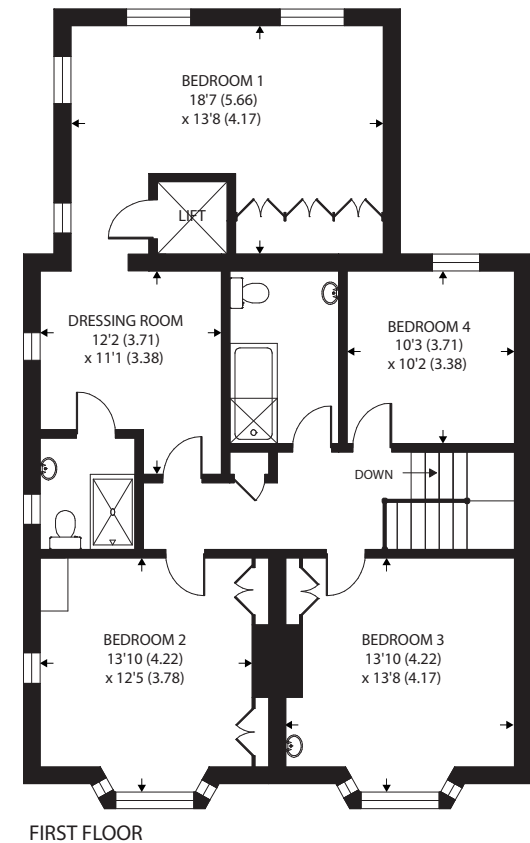
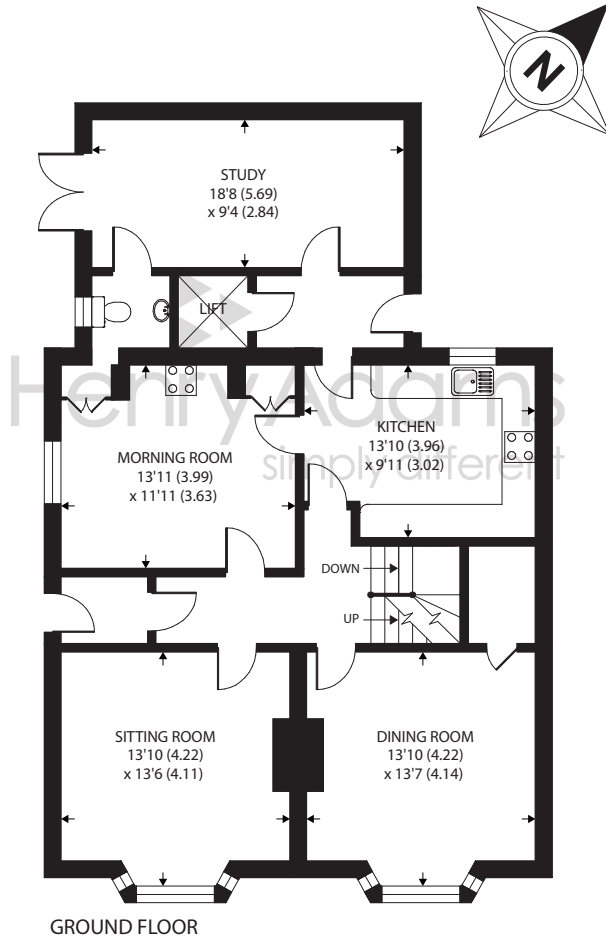
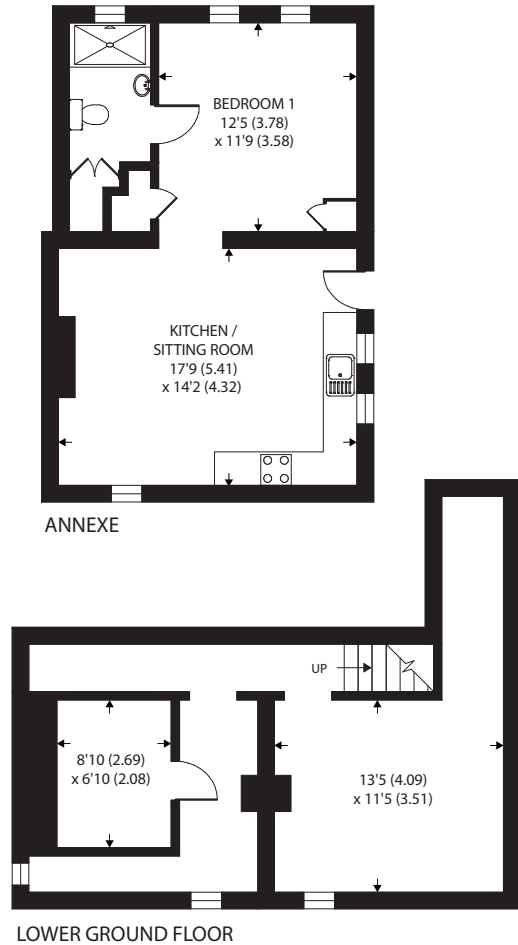
The basement provides ample storage and there is a sound proof room perfect for practising a musical instrument.







APPROX. GROSS INTERNAL FLOOR AREA 3198 SQ FT 297 SQ METRES (INCLUDES ANNEXE)



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.

## Annexe and Outside

Outside there is a spacious detached one bedroom annexe with open plan sitting room / kitchen with a range of fitted units, including oven, integrated fridge, freezer, washing machine and dishwasher. The double bedroom has a cupboard and shower room. This would provide an excellent dwelling for a relative or provide an additional income as an Air BnB or similar.

The gardens are south west facing with a lovely pergola and number of pretty aromatic plants in the garden, perfect for sitting and enjoying the summer sun. At the rear there is gated access to an area accessed from Rectory Close, with parking for at least five vehicles.

## Location

Church Street is in the conservation area of the village, centrally located and highly convenient for all of the village amenities. There is a good range of shops almost immediately to hand, including a Waitrose supermarket, whilst Pulborough with its main line station to London/Victoria is five miles to the east. The larger centres of Horsham and Worthing are about fourteen and ten miles respectively. Most sporting and leisure activities will be found in the village, including squash, tennis and cricket clubs, together with the Chanctonbury Leisure Centre.

## Directions

From the top end of the main High Street turn into Church Street, and the property is a short way along on the right hand side.

