



## Flint Cottage Water Lane, Storrington - RH20 3LY

Guide Price £580,000



# Flint Cottage Water Lane

Storrington, Pulborough

- Flint fronted semi-detached cottage with a wealth of original features and exposed internal brickwork
- Sitting room with wood burner
- Kitchen with range cooker and access to garden
- Dining room or bedroom 4
- Main bedroom with feature bath, en-suite cloakroom and dressing area
- Two further bedrooms and bathroom
- Home office / gym or guest accommodation with shower room and attached garden store
- Loft room
- Drive through garage for ease of accessing garden
- Pretty cottage garden with southerly aspects

Nestled in a sought-after locale, this exquisite 4-bedroom semi-detached house affirms a distinctive charm. Showcasing a flint frontage, this characterful cottage boasts a fusion of original features and exposed internal brickwork that exude a timeless appeal. As you step inside, you are greeted by a cosy sitting room anchored by a wood burner, offering warmth and ambience. The kitchen is a culinary haven with a range cooker and seamless access to the well-manicured garden, perfect for al fresco dining. A versatile dining room can easily transform into a fourth bedroom, catering to diverse living arrangements.

The allure continues upstairs where the main bedroom beckons with a luxurious feature bath, an en-suite cloakroom, and a generously sized dressing area - a true retreat. Two additional bedrooms and a well-appointed bathroom provide ample space for a growing family. Moreover, this property features a multipurpose home office/gym/guest accommodation with a convenient shower room and an adjacent garden store, catering to modern living requirements. The untapped potential is further realised with a loft room, presenting a canvas for personalisation. A drive-through garage ensures ease of access to the verdant garden, complemented by driveway parking and a charming cottage garden with southerly aspects that promise moments of tranquillity and relaxation.





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Council Tax band: E / Tenure: Freehold

EPC Energy Efficiency Rating: E/ EPC Environmental Impact Rating: E

This exceptional dwelling not only exudes a timeless elegance but also offers an enchanting outdoor space that seamlessly blends with the interior charm. A secluded oasis awaits in the pretty cottage garden, creating a serene backdrop for gatherings and leisurely afternoons. The captivating allure of this property is further accentuated by its convenient location, enveloping residents in a world of comfort and style. Explore the endless possibilities and make this enchanting abode your own.

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.



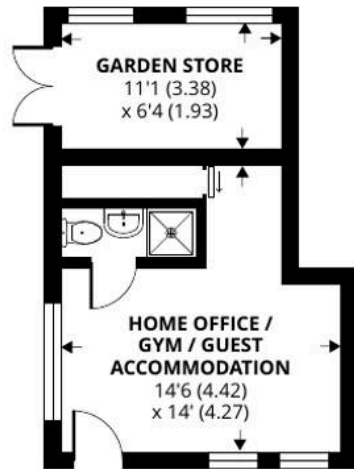




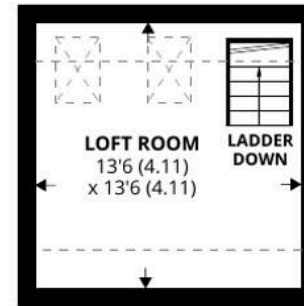






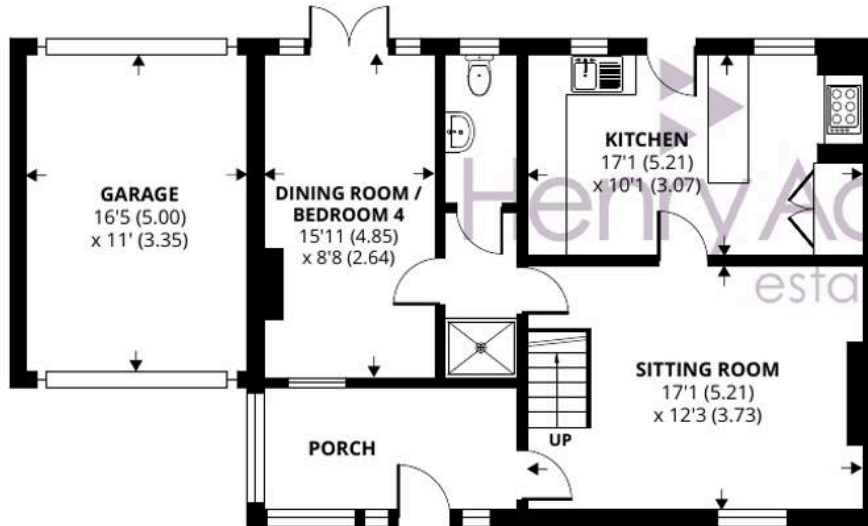


**OUTBUILDING 1 / 2**



**SECOND FLOOR**

Denotes restricted head height



**GROUND FLOOR**



**FIRST FLOOR**

Approximate Area = 1499 sq ft / 139.2 sq m

Limited Use Area(s) = 79 sq ft / 7.3 sq m

Garage = 179 sq ft / 16.6 sq m

Outbuildings = 258 sq ft / 23.9 sq m

Total = 2015 sq ft / 187 sq m

For identification only - Not to scale





## Henry Adams - Storrington

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