



Springwood Sandgate Lane, Storrington - RH20 3HJ

Offers Over £1,250,000

 **Henry Adams**  
estate agents



## Springwood, Sandgate Lane, Storrington

- A most appealing detached 1930's house with distinctive cottage features and enjoying glorious views to the South Downs
- Triple aspect sitting room with wood burner
- Kitchen with bi-fold doors to terrace
- Family room / study
- Principal bedroom with en-suite
- Detached garage with room over
- Swimming pool and terrace
- Stunning views to South Downs
- Private road location
- Solar panels

Dating back to the 1930's having later additions by the current custodians a beautifully presented family home. Accessed behind double gates you will find a gravelled driveway with parking for several vehicles, there is also a detached garage with room over which subject to planning could be converted should you require the space for alternative accommodation.

The property itself is a very pretty house in the traditional Wells style with features including eyebrow windows. On entering there is a spacious entrance hall with tiled flooring and large coat cupboard. The sitting room has French doors to the elevated terrace, it is triple aspect with an wood burner. The kitchen is fitted with a range of country cottage style units with granite surface, an electric Aga, with separate oven and four ring hob and twin butlers sink, in the centre of the kitchen is an island unit with oak top, there is a useful pantry. The dining area has bi-fold doors leading to a patio terrace. The ground floor accommodation is completed with a cloak room and utility area.

There is a split staircase taking you to the first floor, to one side is the principal bedroom and bedroom two. The double aspect principal bedroom has a range of fitted wardrobes and en-suite shower room, bedroom two also has fitted cupboards and is triple aspect. The remaining two bedrooms accessed from the other staircase are served by the family bathroom.



# Springwood Sandgate Lane

Storrington, Pulborough

Outside the swimming pool is a particular feature of the property with a private sun terrace, the delightful landscaped gardens are totally private and safe for your four legged friends. There are owned solar panels and battery pack which assist with the property, pool and electric car charge point.

The property is situated at the end of a private lane in close proximity to Sandgate Park, a delightful area of heath and woodland enjoying public access for walking, with or without dogs. It is possible to walk to Storrington via Sandgate Lane and Sullington Warren and avoid main roads. The village itself has a wide range of facilities including a Waitrose store, library, Health Centre and dentists as well as a wide variety of sports and social clubs. The larger centres of Horsham and Worthing are approximately 15 and 12 miles respectively.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

















Approximate Area = 2049 sq ft / 190.3 sq m  
 Limited Use Area(s) = 155 sq ft / 14.4 sq m  
 Outbuilding = 607 sq ft / 56.4 sq m  
 Total = 2811 sq ft / 261.1 sq m

For identification only - Not to scale















## Henry Adams - Storrington

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