



School Lane, Storrington, West Sussex, RH20 4LL



Set in one of the area's most desirable spots, just moments from the vibrant High Street and stunning countryside trails, this beautifully presented three-bedroom detached bungalow offers a unique blend of comfort, space, and style. With a generous driveway and double garage, it's a standout home that's ready to impress.

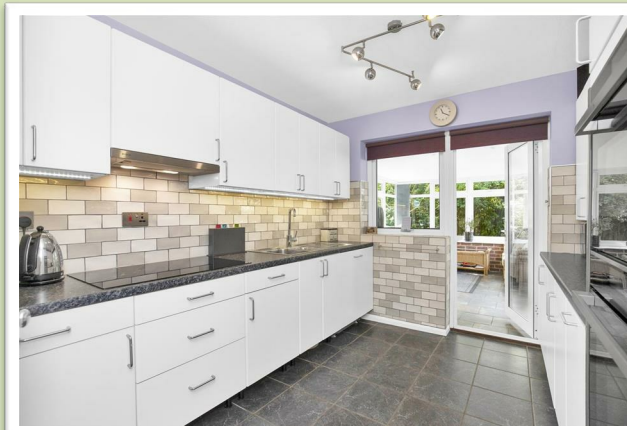
Step up to an inviting porch and into a spacious entrance hall that sets the tone with its calm, organised feel—there's plenty of space for coats, shoes, and everyday essentials. The heart of the home is the welcoming sitting/dining room, featuring charming bay windows and a log-burning stove that brings a cosy, homely atmosphere. French doors open directly onto a paved patio—perfect for relaxed evenings or hosting friends in style.

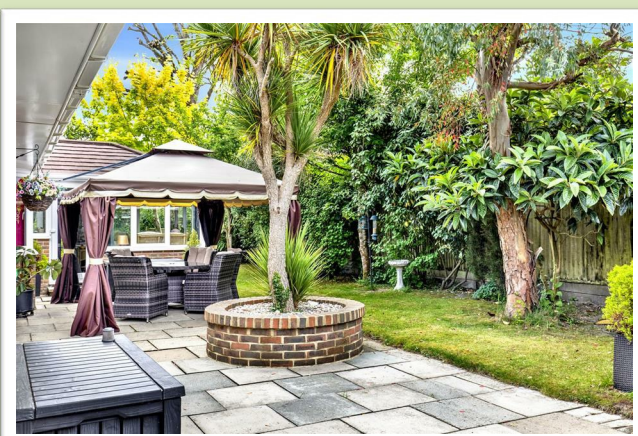
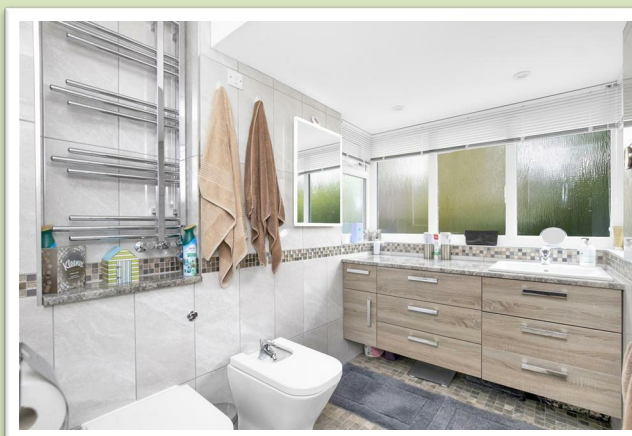
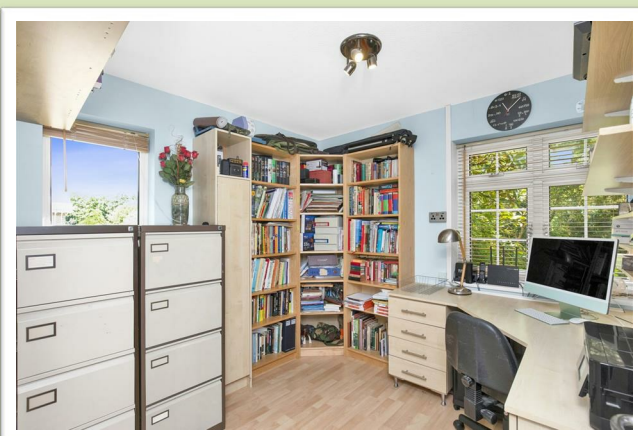
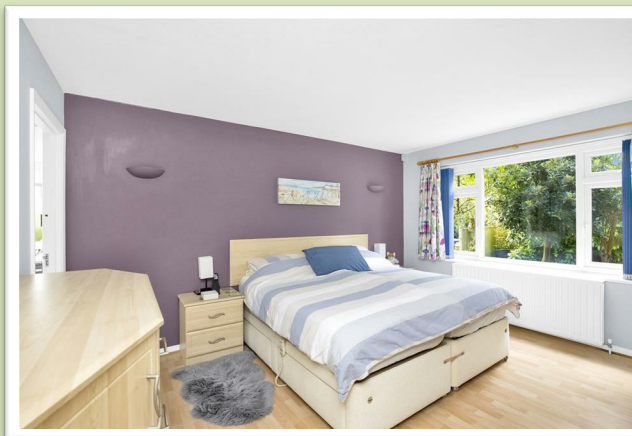
The kitchen is a modern cook's dream, fully equipped with sleek fitted units and quality integrated Neff appliances, including an induction hob, oven, grill/microwave, and dishwasher. A striking garden room connects on both sides and offers tranquil views of the garden—a beautiful spot to enjoy morning coffee at the breakfast bar, made all the more comfortable with electric underfloor heating. A separate utility room adds practicality, complete with space for freestanding appliances and extra storage.

The principal bedroom is a peaceful retreat with fitted wardrobes, a lovely outlook, and a stylish en-suite wet room with electric underfloor heating. The second bedroom also features great storage, while the third—currently used as a home office—can easily be transformed into a bedroom or hobby space. The family bathroom is tastefully finished, offering both bath and shower facilities.

Outside, the rear garden is your own private oasis—south-facing and surrounded by greenery, it includes a large patio area, a workshop/shed, and log store. The front garden adds extra privacy. Parking is plentiful with space for multiple vehicles, a double garage with an electric car charging point.

There's exciting scope to extend and tailor this property even further (subject to planning), making it a smart and versatile choice for buyers looking to future-proof their investment. This home truly combines relaxed rural charm with modern convenience.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

FRONT DOOR TO:

ENTRANCE HALL

SITTING ROOM 21'11" x 18'0" (6.68m x 5.49m)

KITCHEN 9'10" x 8'10" (3.00m x 2.69m)

SUN ROOM 12'05" x 11'01" (3.78m x 3.38m)

UTILITY ROOM 6'10" x 5'02" (2.08m x 1.57m)

INNER HALL

BEDROOM 13'09" x 12'01" (4.19m x 3.68m)

EN-SUITE

BEDROOM 12'05" x 11'05" (3.78m x 3.48m)

BEDROOM 9'02" x 8'06" (2.79m x 2.59m)

BATHROOM

OUTSIDE

FRONT GARDEN

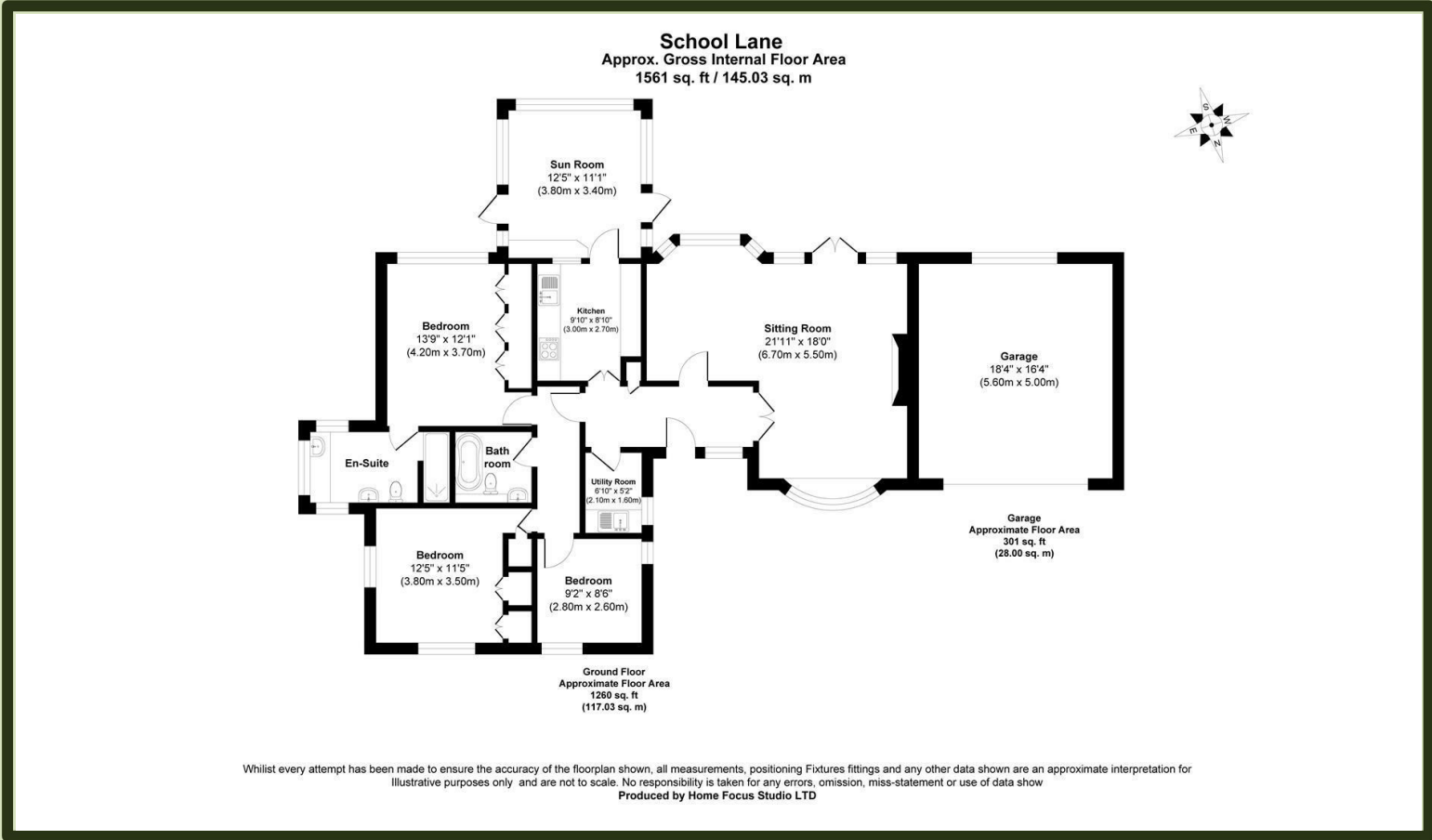
OFF ROAD DRIVEWAY PARKING

DOUBLE GARAGE 18'04" x 16'04" (5.59m x 4.98m)

REAR & SIDE GARDENS



www.woodlands-estates.co.uk



LOCATION: Storrington is an extremely desirable location for those wishing to enjoy village life, with abundant countryside surrounding you, whilst also enjoying the excellent range of amenities and facilities this village has to offer. With a great variety of independent shops, pubs, restaurants, a large Waitrose, and a choice of schools and leisure amenities, you can see why so many people choose to settle down here.

DIRECTIONS: From Horsham, head south along the A24, over the Buck Barn lights at West Grinstead and continue past the village of Ashington. At the Washington roundabout take the third exit towards Storrington. Proceed into the village and at the mini roundabout go straight across into The High Street. Continue along this road passing the turnings for Brewers Yard and North Street on your right. Take the next left into Church Street. Take the second right into School Lane. Proceed past the Church and cemetery on your right hand side. You will then pass Storrington Museum on your left. The property will then be found after a short distance on the left hand side.

COUNCIL TAX: Band F.

EPC Rating: C.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

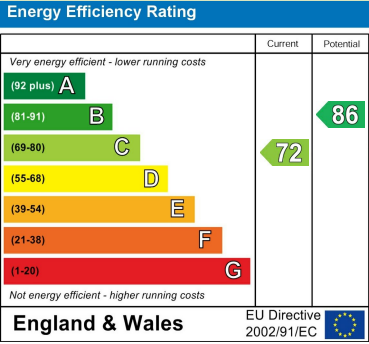
Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



woodlands

Tel: 01403 270270



These particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No person in the employment of the above-named agents has any authority to make or give any representation or warranty whatsoever in relation to this property. If there is any point which is of particular interest, please contact our office and we will be pleased to check the information. The mention of any appliances and/or services does not imply they are in full and efficient working order.