



Holly Tree Cottage | 25 Pulborough Road | Storrington | RH20 4HJ





# Holly Tree Cottage

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£750,000

25 Pulborough Road is a deceptively spacious detached family house which has been well modernised and extended by the current owners. It is pleasantly situated on the edge of Storrington village opposite the playing fields and close to the Sports Centre and all amenities. Internal accommodation is very well planned and laid out with bright and spacious rooms and benefits from a large superbly maintained south facing rear garden. We strongly advise an early inspection to fully appreciate this property.

- Detached Family Home
- Three Bedrooms
- Study
- Drawing Room
- Dining Room
- Conservatory
- Utility Room
- Downstairs Cloakroom
- Further side Conservatory
- En-suite to Main Bedroom
- Jack and Jill Bathroom
- Large South Facing Rear Garden
- Driveway parking for several vehicles
- Double Garage
- Close to the village centre
- Early viewing recommended

**Entrance** Front door to:

### Entrance Hall

**Drawing Room** 16' 8" x 16' 5" (5.08m x 5m) Spacious room with wall to wall windows overlooking the patio and garden, attractive fireplace with wood burner.

**Dining Room** 17' 5" x 10' 5" (5.31m x 3.18m) Tiled floor, recessed window to side, double opening double glazed doors to:

**Conservatory** 17' 10" x 14' 5" (5.44m x 4.39m) A superb room with one side in natural brick with remainder glazed and polybicarbonate roof, built-in brick planters with range of shrubs and plants and 'Haiti' style feature, many opening windows and double glazed casement doors to patio and garden, tiled floor.

**Kitchen/Breakfast Room** 18' 5 maximum" x 9' 10" (5.61m x 3m) Well fitted with a range of granite worksurfaces, complete range of drawers, cupboards and base units with space for gas Range cooker with extractor over, space for dishwasher, double sink unit with mixer tap, aspect to front, good range of eye-level cupboards, door to:

**Utility Room** 6' 9" x 6' 8" (2.06m x 2.03m) Single drainer stainless steel sink unit with cupboards under, space for washing machine with plumbing, range of tiled work tops, tiled floor, fully tiled walls, eye-level broom cupboard, door to:

**Cloakroom** Low level w.c., wash hand basin with vanity surround, fully tiled walls, tiled floor.

**Side Conservatory** 17' 0" x 3' 2" (5.18m x 0.97m) Tilt and turn door, glazed windows, polycarbonate roof, tiled floor.

**Front Lobby** Coat hanging space, tiled floor, door to outside, door to garage.

**Stairs to:**

### First Floor Landing

**Bedroom One** 17' 2 maximum" x 11' 11" (5.23m x 3.63m) Dual aspect room with a very pleasant outlook over rear garden to the south, built-in range of mirror fronted wardrobe cupboards and vanity units, door to:

**En-Suite Shower Room** Low level w.c., wash hand basin with vanity surround, shower cubicle, part tiled walls, window.

**Bedroom Two** 12' 8" x 12' 0" (3.86m x 3.66m) Dual aspect, built-in wardrobe, door to:

**Jack and Jill Bathroom** 10' 0" x 9' 6" (3.05m x 2.9m) Panel enclosed bath with mixer tap, wall-mounted shower unit, low level w.c., wash hand basin in vanity unit, range of cupboards, airing cupboard, part tiled walls.

**Bedroom Three** 10' 4" x 9' 11" (3.15m x 3.02m) With aspect to front overlooking playing fields, built-in wardrobe and vanity unit.

**Study** 11' 0" x 7' 9" (3.35m x 2.36m) Aspect to front, and dual aspect to side.

### Outside

**Double Garage** 18' 4 maximum" x 16' 11 maximum" (5.59m x 5.16m) Up and over door, power and light, space for fridge/freezer.

**Gardens And Grounds** The property is approached by a paved entrance drive providing parking for a number of vehicles. A most attractive well stocked flower borders and beds containing a variety of flower, plants and specimen shrubs. To the rear of the property is a patio area adjoining the house with large ornamental fish pond and side raised shrub borders and beds. This leads on to a substantial area of lawn with well shaped and extremely well stocked flower borders and beds containing a variety of specimen shrubs and plants. To the rear of the property is a productive vegetable plot. The whole plot faces south and enjoys a good degree of seclusion and privacy.

**Services** Mains water, electricity and drainage with gas fired heating to radiators.

**Directions** From Fowlers, Storrington office head westerly up West Street to the mini-roundabout by TESCO continuing straight across to the next mini-roundabout past the duck pond where the property will be seen after a short distance on the left hand side.

**EPC Rating:** Band B.





## Pulborough Road, Storrington, Pulborough, RH20

Approximate Area = 2061 sq ft / 191.4 sq m (excludes lean-to)  
 Garage = 287 sq ft / 26.6 sq m  
 Total = 2348 sq ft / 218 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026. Produced for Fowlers Estate Agents. REF: 1423150



*"We'll make you feel at home..."*



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