



Roke Cottage, Melton Avenue, Storrington, West Sussex RH20 4BH



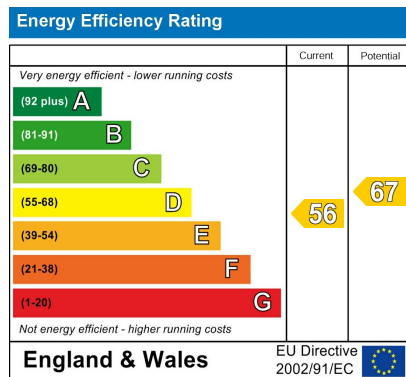


Roke Cottage, Melton Avenue, Storrington, West Sussex RH20 4BH

Guide Price £745,000 Freehold



- POTENTIAL TO EXTEND (STPP)
- CHAIN FREE
- DOUBLE GARAGE
- SCOPE TO MODERNISE
- WELL ESTABLISHED GARDEN



ACCOMMODATION

* Entrance hall * Sitting room * Dining room * Kitchen/breakfast room * Utility/boot room * Two double bedrooms * Bathroom * Shower room * Integral double garage * Wrap-around gardens * Off road parking * EPC rating C

DIRECTIONS

What3words:///likewise.positives.recipient

PROPERTY

A well presented detached 'Carver Style' bungalow offering over 1,650 sq ft of versatile accommodation, including an integral double garage, set in a highly sought-after position on the edge of Storrington village with attractive wrap-around gardens and countryside walks close by.

OUTSIDE

The property is approached via a driveway providing off-road parking and access to the integral double garage. The gardens are a particular feature, being mature, well-established, and wrapping around the property, creating a private and attractive setting. Predominantly laid to lawn, the gardens are interspersed with a variety of flowers, shrubs, and planting, offering colour and interest throughout the seasons, along with ample space for outdoor seating and entertaining.



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SITUATION

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

SPORTING AND RECREATION

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

SERVICES

All mains are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 52 Mbps.

COUNCIL TAX

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

IN THE KNOW

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VIEWING

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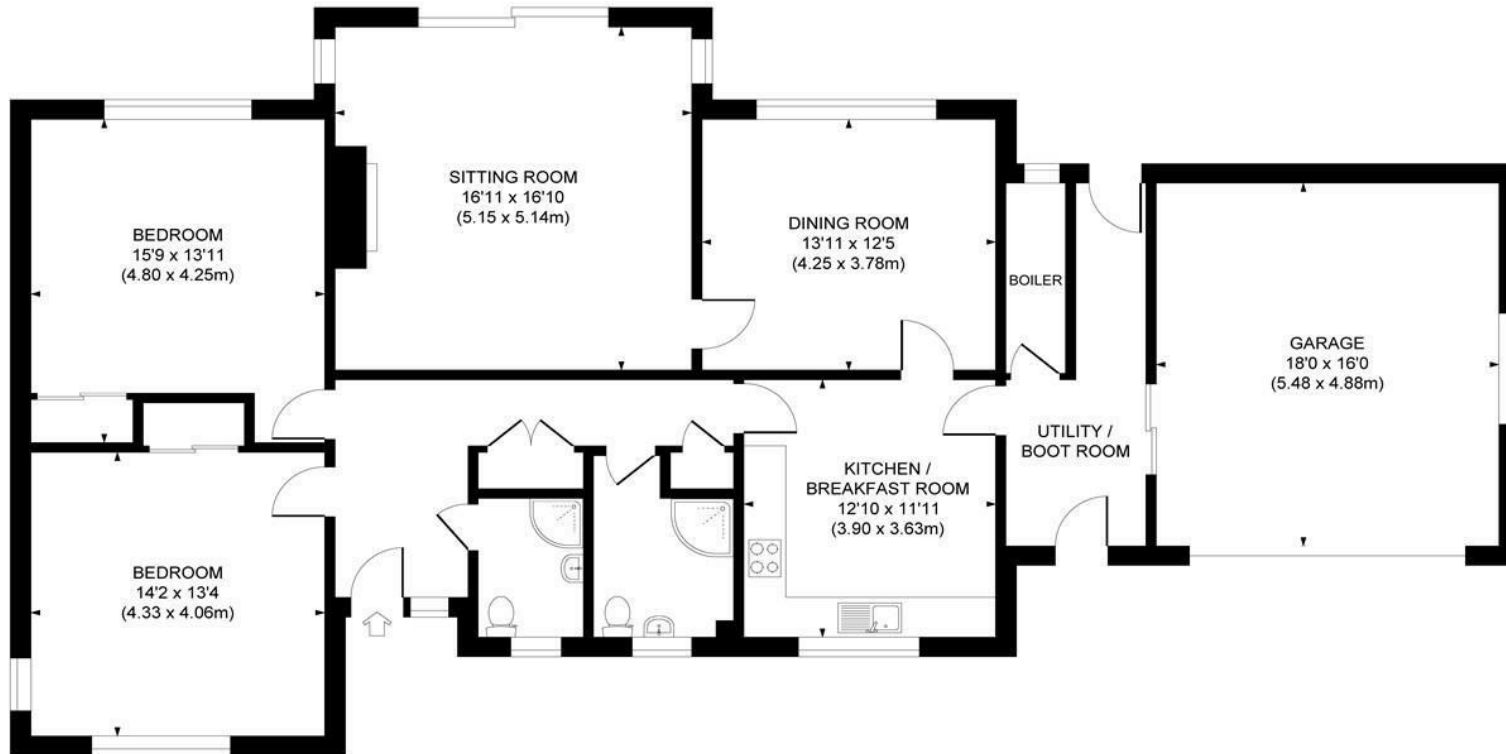


Approximate Gross Internal Area

Main House 1,424 sq. ft / 132.27 sq. m

Garage 290 sq. ft / 26.95 sq. m

Total 1,714 sq. ft / 159.22 sq. m



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements