



Hillview, Fryern Road, Pulborough, RH20 4NT



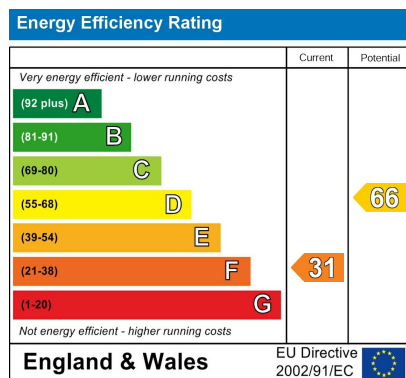


Hillview, Fryern Road, Pulborough, RH20 4NT

Guide Price £899,950 Freehold



- Over 2,300 sq. ft. of versatile accommodation
- Sitting room with log burner
- South facing rear garden
- Impressive kitchen/breakfast room with vaulted ceilings
- Close to local Village amenities
- Stunning countryside views across to the South Downs



DIRECTIONS

What3words///quietly.subtitle.clots

THE PROPERTY

Extending to over 2,300 sq. ft. of internal accommodation and occupying a delightful position with a south-facing garden, this beautifully individual detached home has been thoughtfully enlarged and improved over time to create a bright, versatile and highly welcoming family home, ideally suited to modern living.

An entrance door opens into a spacious reception hall that immediately sets the tone for the light and character found throughout the home. From here, there is access to a useful study, ideal for home working, together with a cloakroom and the principal reception spaces. To the rear of the property sits an attractive dining area, linking beautifully through to the kitchen/breakfast room, which undoubtedly forms the heart of the home. This impressive open-plan space enjoys vaulted ceilings, skylights and limestone flooring, creating a wonderfully airy and sociable environment. Contemporary cabinetry is complemented by generous dining space, whilst large windows frame attractive views across the garden. Adjoining the kitchen is a utility room providing further appliance and storage space, although this area offers scope for updating and personalisation.

Flowing through from the dining area is a generous family room, ideal as a more informal living area. Beautifully bright and enjoying a wonderful connection to the outside space, this superb room features large bi-folding doors opening directly onto the terrace and south-facing garden beyond, creating a seamless transition between inside and out and making it an exceptional entertaining space throughout the year. The separate sitting room provides a more cosy and intimate reception space, ideal for quieter evenings or relaxing away from the main entertaining areas of the home. In addition to the main accommodation, the property benefits from a separate studio accessed from the kitchen area, offering excellent versatility for those seeking a creative workspace, gym, hobbies room or potential guest accommodation, subject to any necessary consents. A workshop and covered store further enhance the practicality of the home.

To the first floor, the principal bedroom is a particularly generous and beautifully light-filled room, enjoying elevated views across the rear garden and offering ample space for freestanding furniture. A further well-proportioned double bedroom is positioned on this level, together with a stylish family bathroom serving the first floor accommodation.

The second floor provides two additional bedrooms, both full of character and ideal for children, guests or those requiring further home working space. These rooms offer excellent versatility and flexibility for modern family living, whilst also creating a degree of separation that could suit older children or visiting guests alike.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



OUTSIDE

Outside, the rear garden enjoys a desirable southerly aspect and offers a wonderful sense of privacy, with mature planting and established greenery creating an attractive backdrop to the property. Whilst some areas of the garden would now benefit from landscaping and further improvement, it offers enormous potential to create a truly exceptional outdoor space. The terrace immediately adjoining the family room provides the perfect setting for outdoor dining and entertaining in the warmer months.

To the front is off road parking for multiple vehicles and is well screened from the road by mature hedges.

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.

COUNCIL TAX

Council Tax Band F. Please contact Horsham District Council on 01403 215100

SERVICES

All mains services are connected.

According to Ofcom for this address Ultrafast broadband is available.

Highest download speed is 1000 Mbps.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Strictly by appointment through GL & Co Telephone: 01903 742354 or email: enquiries@glproperty.co.uk





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk





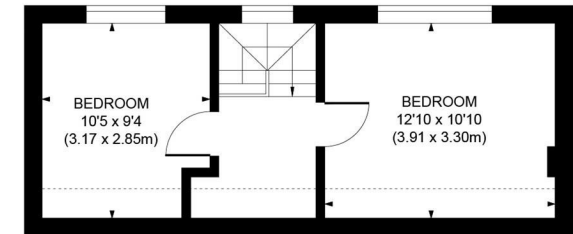
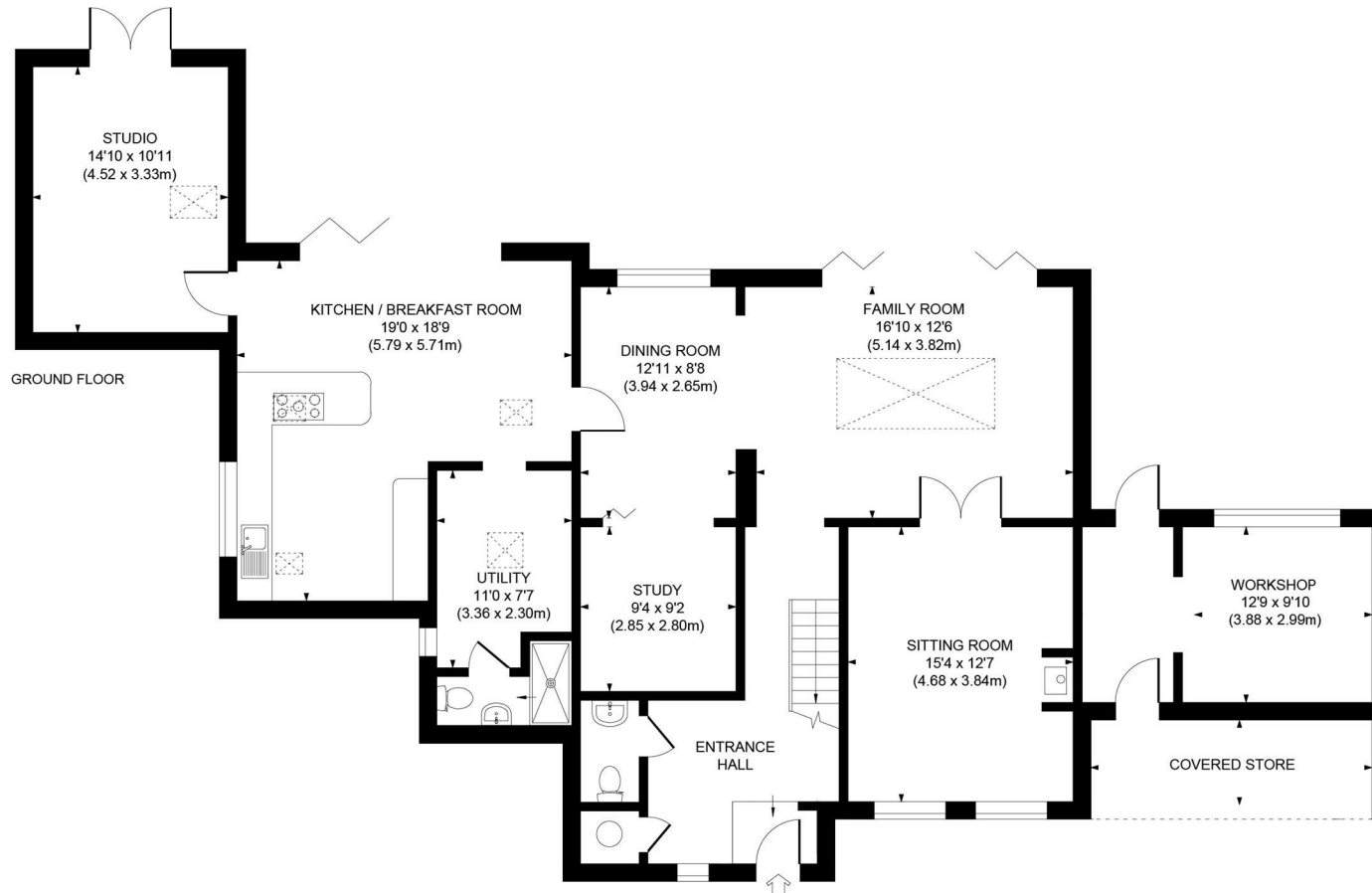
To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

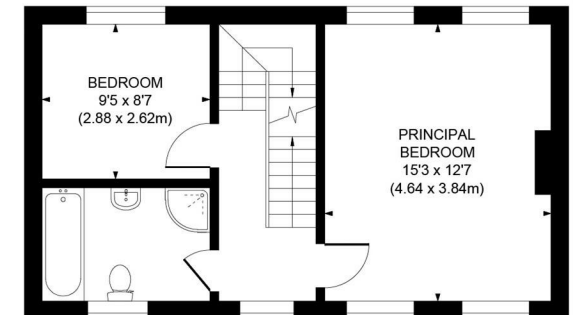


Approximate Gross Internal Area

Total 2,342 sq. ft / 217 sq. m



SECOND FLOOR



FIRST 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