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Fryern Park, Storrington, RH20

Guide Price **£1,895,000**

Picture this, long summer afternoons spent drifting between a south-facing terrace, sweeping lawns, and your own heated swimming pool. Guests spilling out from the orangery with glasses in hand, children racing across the grass, and the Downs painting the horizon in the background. And when the day draws to a close, friends or family retreat to their own self-contained annexe, private, practical, and very much part of the story. Fryern Park House isn't simply a property, it's a setting for a life well-lived.

Arrival sets the tone. A sweeping shingle drive curves around a central fountain, framed by mature trees and shrubs, before leading you to the house itself and the choice of a triple garage plus an additional separate garage. There's an immediate sense of presence, but also practicality.

Step inside and the entrance hall makes its statement, a split staircase rising to a galleried landing above. To one side, a triple-aspect family room with feature fireplace sets the mood for relaxed evenings. To the other, a second reception room with Karndean flooring and sleek vertical radiators. And then, the showpiece: a south-facing Georgian-style orangery with a pitched glass roof, underfloor heating and doors on three sides spilling onto the gardens. It's a space that changes with the seasons, filled with light by day, atmospheric and inviting by night.

At the heart of the home, the farmhouse-style kitchen blends character with contemporary detail: a granite-topped island, twin ovens, warming drawer, American fridge-freezer, and a wine cooler ready for entertaining. Bi-fold doors lead to the terrace, while an inner hall connects to a utility with butler sink, fitted storage, and a dedicated study. This is a house that works as beautifully for everyday family life as it does for grand entertaining.

Upstairs, five double bedrooms fan out from the landing. The principal suite enjoys a south-facing outlook and a spa-like en-suite with a walk-in shower and twin basins. Bedroom two has its own en-suite bathroom, while bedrooms three and five share the same southerly views. The family bathroom makes its own statement with a freestanding copper bath as its centrepiece, alongside a large shower, with a separate WC for convenience.





And then there's the annexe. Self-contained and with its own entrance and private driveway, it offers a fitted kitchen, shower room, and a light-filled dual-aspect living and sleeping space upstairs. Whether for guests, extended family, or independent staff, it brings a level of flexibility that elevates the whole property.

The gardens are every bit as impressive as the house itself. A south-facing terrace runs the width of the home before stepping down to sweeping lawns, enclosed by mature planting. The covered, heated swimming pool is designed for year-round enjoyment, with a pool house complete with tiled floor, shower room, and plant room for the boiler and filtration system.

Behind the main gardens, an additional outbuilding offers further storage with loft space above, a blank canvas that could be adapted into more accommodation if required.

Practical touches underpin the beauty, a new central heating system installed within the last three years, updated double glazing, fascias and soffits with a 12-year warranty, and a modern security system with CCTV and app-controlled alarm for peace of mind.

Fryern Park House is not for those seeking ordinary. It's for those who want to host, to gather, to retreat, and to celebrate, a home where every room, every feature, and every finish has been designed with living well in mind.





Approx. gross internal floor area (including garage & outbuildings) 561.4sq.m 6042.85 sq ft. Illustration for identification purposes only, measurements are approximate, not to scale

