



Cedarwood | Wisborough Lane | Storrington | West Sussex | RH20 4ND





# Cedarwood

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£825,000

A unique opportunity to acquire this individual family home conveniently located close to the centre of the village and occupying 0.37 of an acre on this desirable private lane. Internally, the property offers versatile accommodation extending to 2479sqft incorporating a ground floor annexe with its own bathroom, triple aspect sitting room, dining room, study, en-suite to main bedroom and a family bathroom. Outside, there are beautiful south facing cottage-style gardens offering a high degree of privacy with views towards the South Downs in the distance and there is extensive off-road parking leading to a substantial detached double garage.

- Individual detached Home
- Private lane close to the village centre
- Extending to 2479sqft
- Occupying 0.37 of an acre
- Four Bedrooms
- Incorporating Annexe accommodation
- Triple aspect Sitting Room
- Dining Room
- Kitchen and Utility Room
- Study
- Main Bedroom with En-suite
- Family Bathroom
- Beautiful south aspect Gardens
- PV electricity generation array on garage roof
- Detached Double Garage
- Extensive Parking area

**Entrance** Part glazed front door to:

**Entrance Hall** Parquet flooring, radiator.

**Cloakroom** Low level flush w.c., inset wash hand basin with toiletries cupboards under.

**Sitting Room** 20' 6" x 20' 1" (6.25m x 6.12m)  
Triple aspect with outlook over gardens, double glazed windows, radiator, feature stone fireplace with plinth and mantel over, parquet flooring.

**Dining Room** 13' 9" x 9' 9" (4.19m x 2.97m)  
Dual-aspect double glazed windows, radiator, built-in cupboards with display shelving.

**Study** 9' 8" x 7' 8" (2.95m x 2.34m) Radiator, parquet flooring, built-in shelving, double glazed window.

**Kitchen** 15' 4" x 9' 11" (4.67m x 3.02m) Built-in fan assisted 'NEFF' electric oven and separate grill, integrated fridge, inset one and half bowl stainless steel single drainer sink unit with range of working surfaces, eye-level cupboards, space and plumbing for dishwasher, inset four ring gas hob, free-standing boiler, radiator, shelved larder cupboard, double glazed door accessing garden.

**Inner Hallway** Radiator, double glazed door leading to rear garden, spiral staircase leading to first floor.

**Utility Room** 7' 6" x 5' 7" (2.29m x 1.7m) Space and plumbing for washing machine and tumble dryer, inset sink with eye-level storage cupboards, radiator.

**Ground Floor Inner Hallway** Separate side access.

**Sitting Room** 13' 7" x 11' 7" (4.14m x 3.53m)  
Radiator, dual aspect double glazed windows, recessed display shelving, door leading to:

**Ground Floor Bedroom** 13' 0 maximum" x 12' 4 maximum" (3.96m x 3.76m) Dual aspect double glazed windows, radiator, with outlook over garden.

**Utility Room** 11' 11" x 6' 6" (3.63m x 1.98m)  
Inset one and half bowl stainless steel sink with eye-level cupboard, working surfaces, storage cupboards, space for cooker with extractor over, radiator, pull-down breakfast bar.

**Bathroom** Panelled bath with independent shower unit, low level flush w.c., pedestal wash hand basin, double glazed window.

**Stairs to:**

**First Floor Landing** Recessed area with eaves storage, radiator, double glazed windows.

**Main Bedroom** 21' 4 into bay" x 13' 10 maximum" (6.5m x 4.22m) Range of built-in wardrobe cupboards, double glazed windows, radiators, door leading to:

**En-Suite Bathroom** Panelled bath with fitted shower attachment, low level flush w.c., inset wash hand basin, built-in toiletries cupboards, tiled flooring with underfloor heating, two heated towel rails, velux window.

**Bedroom Two** 15' 10 into bay" x 15' 9 maximum" (4.83m x 4.8m) Dual aspect double glazed windows, two radiators, built-in wardrobe cupboards. Two eaves storage areas.

**Bedroom Three** 15' 5 maximum" x 13' 10 maximum" (4.7m x 4.22m) Dual aspect double glazed windows, two radiators, built-in shelving, walk-in wardrobe area with hanging space and built-in wardrobe cupboards. Additional eaves storage.

**Family Bathroom** Panelled bath with fitted shower attachment, inset wash hand basin, low level flush w.c., radiator, shelved linen cupboard housing copper cylinder.

**Outside**

**Front Garden** The gardens are a particular feature of the property occupying this generous south facing plot of 0.37 of an acre with delightful cottage-style gardens accessed via wrought iron arched gate to the front with raised flower and shrub borders, paved pathways, ornamental fish pond, screened by hedging.

**Rear Garden** Mainly laid to lawn with large shaped lawned area offering a high degree of privacy with large raised paved terrace, further raised rockery area, side section of garden with large fruit cage, raised vegetable plot, greenhouse, leading to:

**Substantial Detached Double Garage** 19' 0" x 19' 0" (5.79m x 5.79m) Metal up and over door, extensive parking to the front with a pitched roof and photovoltaic array for electricity generation.

**Adjoining Store** 15' 9" x 6' 7" (4.8m x 2.01m)  
Including separate potting shed with window and door to outside.

**Agents Note:** "The house also benefits from a solar water heating system fitted to the south-facing main roof of the house".

**EPC Rating:** Band C.





Denotes restricted head height

## Wisborough Lane, Storrington, Pulborough, RH20

Approximate Area = 2454 sq ft / 227.9 sq m  
 Limited Use Area(s) = 107 sq ft / 10.1 sq m  
 Garage = 362 sq ft / 33.6 sq m  
 Outbuilding = 103 sq ft / 9.5 sq m  
 Total = 3026 sq ft / 281.1 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). © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1347617



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



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