



Little Paddock | Hurston Lane | Storrington | West Sussex | RH20 4HH





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£1,000,000

A skillfully re-modelled and extended four bedroom family home, having undergone total refurbishment throughout to a high standard occupying this plot of 0.45 of an acre located within this exclusive cul-de-sac offering views towards the South Downs, adjoining open fields to the rear. Internal accommodation extends to 2308sqft comprising: spacious reception hall with porcelain tiling, dual aspect sitting room with feature fireplace and wood burner, bespoke fitted 'Net-A-Kitchen' with fully integrated 'Bosch' appliances and quartz worksurfaces, dining room/family room with twin bi-folding doors leading to terrace and gardens, utility room, ground floor cloakroom, main bedroom with en-suite and family bathroom. Outside, there is extensive driveway parking leading to a detached car barn, generous private rear garden backing onto open fields to the rear with a large stone paved terrace.

- Exclusive cul-de-sac backing onto open fields
- Stunning views towards the South Downs
- Four Bedrooms
- Skillfully re-modelled, extended and modernised
- Spacious reception hall with Porcelain tiling
- Ground Floor Cloakroom
- Dual aspect Sitting Room with feature fireplace
- Bespoke fitted 'Net-A-Kitchen'
- 'Bosch' integrated appliances & quartz worktops
- Dining Room/Family Room with bi-fold doors
- Utility Room
- Main Bedroom with En-suite
- Family Bathroom
- Extending to 2308sqft
- Set in approximately 0.45 of an acre
- Extensive driveway parking with single Car Barn

Entrance Front door to:

Reception Hall Oak style flooring, feature exposed ceiling beams, radiator, built-in storage cupboard, understairs cupboard.

Ground Floor Cloakroom Push flow w.c., wash hand basin with monobloc tap and extractor fan.

Dual aspect Sitting Room 29' 11" x 15' 3" (9.12m x 4.65m) Feature exposed brick fireplace with cast iron wood burner with slate hearth and oak mantel over, two radiators, double glazed windows, bi-folding doors leading to terrace and gardens with delightful views towards the South Downs.

Kitchen 18' 11" x 13' 1" (5.77m x 3.99m) Extensive range of wall and base units with integrated appliances comprising: 'Bosch' twin ovens, built-in dishwasher, fridge/freezer, central breakfast island with Induction hob with central downward extractor, range of quartz working surfaces, exposed ceiling beams with downlighting, double glazed windows, oak style flooring, radiator, door leading to:

Utility Room 12'5" x 6'2" (3.20m x 1.60m) Inset stainless steel sink with swan neck mixer tap, quartz working surface with 'Bosch' built-in washing machine and tumble dryer, part glazed door leading to side access, door leading to boiler room with free-standing 'Grant' oil boiler with wall-mounted programmer.

Superb open plan Dining/Family Room 34' 6" x 10' 10" (10.52m x 3.3m) Oak style flooring, radiators, twin set of bi-folding doors leading to terrace and gardens with beautiful outlook towards the South Downs.

Stairs to:

First Floor Landing Access to loft space.

Main Bedroom 16' 1" x 16' 0" (4.9m x 4.88m) Steps up and dual aspect with double glazed windows and radiator, door to:

En-suite Shower Room Large walk-in double shower with overhead soaker and separate shower attachment, tiled flooring, fully tiled walls, heated chrome towel rail, wash hand basin with monobloc tap and push flow w.c.

Bedroom Two 11' 11" x 11' 5" (3.63m x 3.48m) Dual aspect double glazed windows, radiator.

Bedroom Three 11' 11" x 7' 2" (3.63m x 2.18m) Radiator, double glazed windows.

Bedroom Four 10' 7" x 9' 6" (3.23m x 2.9m) Radiator.

Family Bathroom Free-standing bath with central chrome tap and monobloc controls, wash hand basin, walk-in shower with overhead chrome soaker and separate shower attachment, push flow w.c., tiled flooring, fully tiled walls, concealed spot lighting, double glazed windows, extractor fan.

Outside

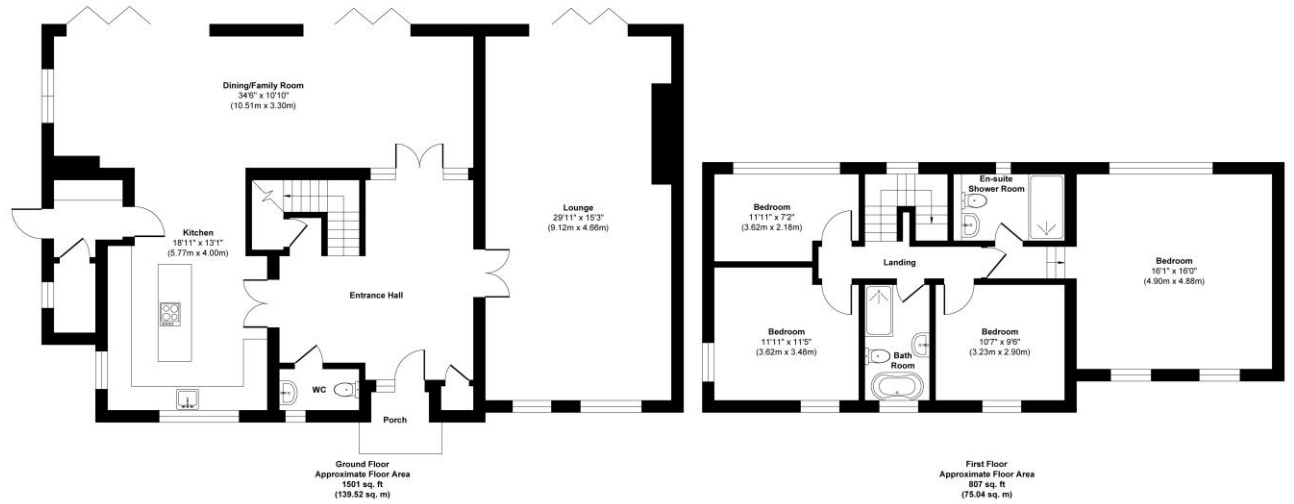
Front Garden Shaped lawned areas, brick paved driveway parking for several vehicles, leading to:

Detached Single Car Barn

Rear Garden Westerly aspect and being a feature of the property with delightful views across open fields and towards the South Downs and the National Park, large paved terrace, mainly laid to lawn, screened by ranch fencing, fence panelling and hedging.

EPC Rating: Band C





Approx. Gross Internal Floor Area 2308 sq. ft / 214.56 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.



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feel at home..."*



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