



The Jays, Mead Lane, Storrington, West Sussex RH20 3PJ



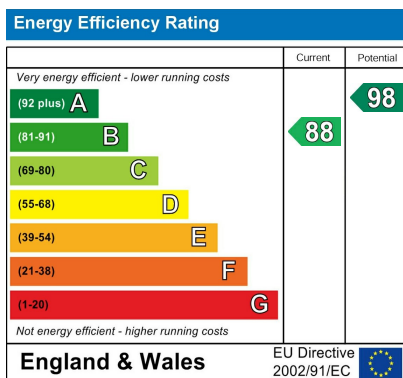


# The Jays, Mead Lane, Storrington, West Sussex RH20 3PJ

Guide Price £925,000 Freehold



- QUIET NO THROUGH ROAD LOCATION
- DETACHED FIVE BEDROOM PROPERTY
- CLOSE TO NATIONAL TRUST WOODLAND
- SOUTH FACING GARDEN (0.22 OF AN ACRE PLOT)
- CLOSE TO LOCAL SHOPS AND AMENITIES
- VERSATILE ACCOMMODATION
- EXTENSIVE GARAGING



## Accommodation

\* Entrance porch \* Home gym/workshop \* Cloakroom \* Entrance hall \* Spacious sitting room \* Kitchen/breakfast room \* Utility room \* Home office /bedroom 5 \* Ground floor bedroom 4 \* Ground floor bathroom \* First floor landing \* Principal bedroom \* En-suite wet room \* Two further double bedrooms \* Family bathroom \* Landscaped front garden \* Off road parking \* Detached double garage \* Caravan port \* Landscaped south facing rear garden \* EPC rating B \*

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill passing the fire station on the right hand side. Continue into Thakeham Road and take the second left hand turn into Mead Lane. The property will be seen after a short distance on the left hand side.

## The Property

The property is a spacious and much improved five bedroom detached property offering extremely versatile accommodation. The property is entered via an enclosed storm porch with direct access into the home gym/workshop. A solid oak door straight ahead leads into the generous entrance hall with oak flooring and a turning staircase. To the left of the hall there is a door through to the spacious double aspect sitting room with feature fireplace and large window, and double doors leading out to rear patio area. There is an opportunity (STNPP) to add a second storey extension, which could in turn be used as an annexe for dual living.

There is a large kitchen/dining room with space for sofas and dining table, and a window over looking the south facing garden. The kitchen has matching base and wall mounted units, granite work tops and tiled floor and doors leading out onto the rear patio. To the far end of the kitchen there is a door into a separate utility room. To complete the ground floor accommodation there are two good sized bedrooms, which can be used for other purposes but both have access to the ground floor family bathroom.

To the first floor there are a further three good sized bedrooms, with en-suite shower room to the principal bedroom, and a further family shower room which services the other two bedrooms. There is also plenty of storage cupboards and space to the landing and bedrooms.

## Outside

The property is set in a quiet no through road yet close to local shops and amenities as well as National Trust land, ideal for dog walkers. Entered via a five bar gate, there is a large stone chip off road parking area for numerous vehicles as well as access to a detached double garage with electric roller door, light and power. To the left of the garage there is a large car port, which is ideal for camper or caravan storage. There is side access to the well appointed south facing rear garden with large patio area, level lawn, mature flower and shrub beds and a variety of fruit trees providing home grown produce throughout the summer.



To arrange a viewing call us on 01903 742354 or email [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)

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## Agent's Note

The vendor advises that the recent installation of very efficient ASHP systems of the hot water and central heating has enhanced comfort levels and reduced the energy bills by approx. 40%. These systems take full advantage of the 17.4Kwh battery storage system and 3kw of solar panels and the Octopus Energy Go Tariff. The vendor is willing to discuss leaving the equipment separately.

## 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 six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, banks, primary schools and years seven and eight of Steyning Grammar School, churches, 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.

## Council Tax

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

## 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

Viewings strictly by appointment: 01903 742354 or email: [enquiries@glproperty.co.uk](mailto:enquiries@glproperty.co.uk)





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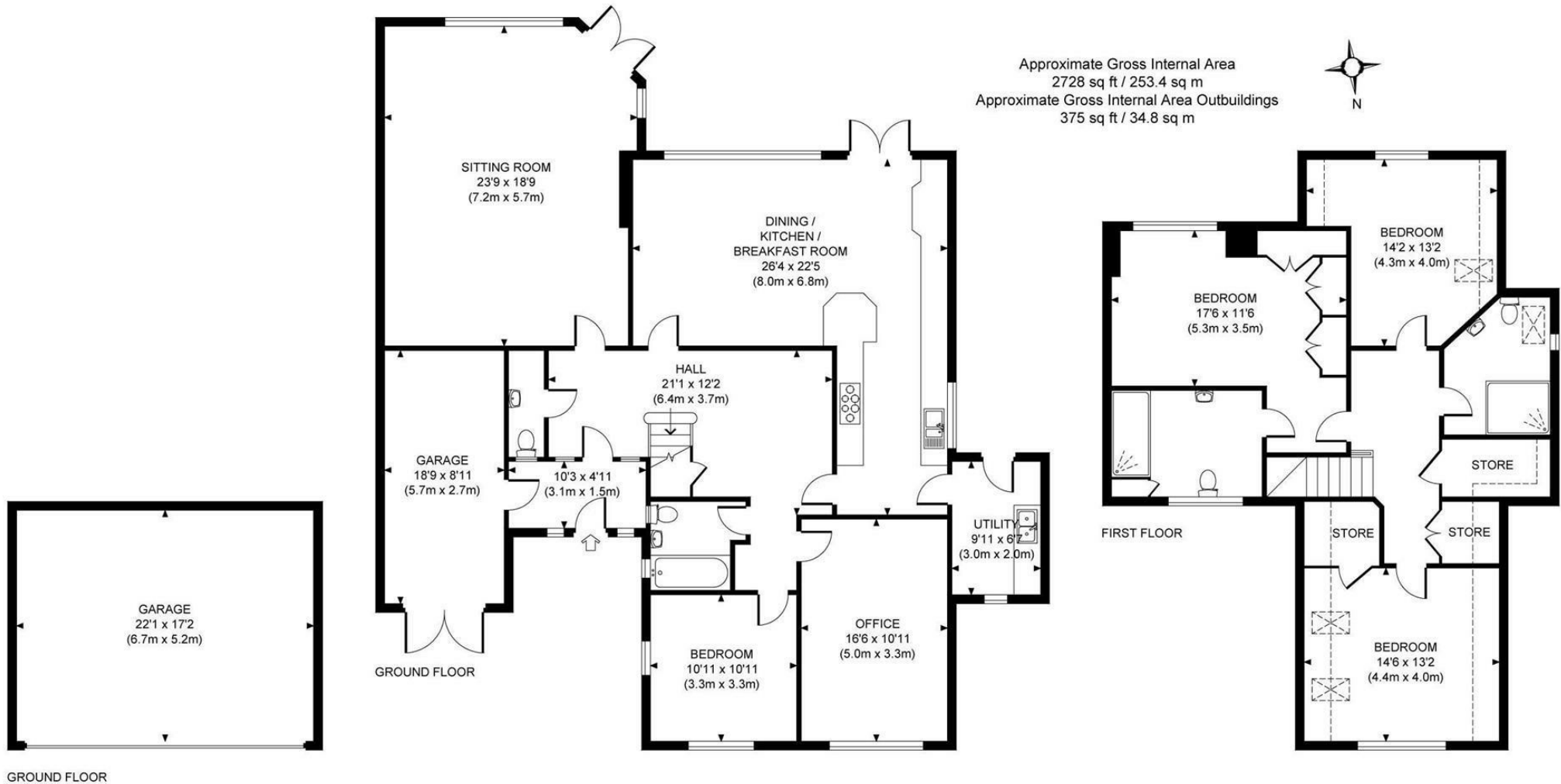




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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