

36 John Ireland Way, Washington - RH20 4EP

£895,000

Henry Adams
estate agents



36 John Ireland Way, Washington

- Situated on an exclusive private estate on the outskirts of Storrington, with uninterrupted views across the large pond and surrounding countryside
- Immaculately presented, impressive five-bedroom detached family home by David Wilson Homes
- Expansive open-plan kitchen, breakfast and family room opening directly onto the large south-facing garden
- Living room with French doors to the terrace and separate formal dining room offering two lovely settings for entertaining
- Principal bedroom with dressing room and en-suite bathroom, Second en-suite bedroom plus three additional bedrooms and a family bathroom
- Established south-facing garden with mature planting, generous lawn, and paved dining terrace with luxury aluminium pergola and large hot tub set among palms and climbing grape vines
- Expansive loft storage with power and lighting
- Double garage with driveway parking for four vehicles and EV charger
- Approximately 2,289 sq ft of well proportioned accommodation arranged over two floors
- Offered with no onward chain and vacant possession
- Luxury aluminium pergola with large hot tub set among palms and climbing grape vines

Set on a prime plot enjoying an outlook over the mature pond, this executive five-bedroom David Wilson home sits in a peaceful setting with exceptional natural light and privacy. It enjoys direct access to Milford Grange country park and Warren Hill with miles of scenic walking routes on the doorstep.

The property is distinguished by its unique central galleried staircase and first-floor balcony, both framing uninterrupted views across the water and countryside.

Designed for modern family living and effortless entertaining, the expansive open-plan kitchen, and breakfast family room opens directly onto the large south-facing garden, drawing sunlight into the heart of the home throughout the day. A separate living room with French doors provides an additional connection to the garden, while the formal dining room offers an elegant setting for more formal occasions. A convenient downstairs cloakroom, and a separate downstairs study enjoys a calm, light-filled workspace overlooking the water.

The galleried staircase, a real feature of the house, leads to a bright and spacious upper landing with access to the balcony, providing a quiet vantage point over the pond. From here, the open landing leads to a principal suite with dressing room and en-suite, a second en-suite bedroom, and three further bedrooms served by a family bathroom. The property also benefits from expansive loft storage with power and LED lighting.

The outdoor setting is equally impressive. The established south-facing garden enjoys day-long sunshine, with a generous lawn, mature planting, and a paved terrace ideal for dining and relaxation. A large hot tub sits beneath a luxury aluminium pergola, nestled among mature palms and climbing grape vines creating a year-round retreat. Beyond the garden, the property also includes a double garage and a four-car driveway with an EV charger.

Set within a private, no-through road, the home enjoys exceptional natural light, mature landscaping, and uninterrupted views. Offered with no onward chain and vacant possession. Excellent transport links further enhance the convenience of the location.

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including Chanctonbury Leisure Centre for fitness classes and activities, Storrington football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Pulborough Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

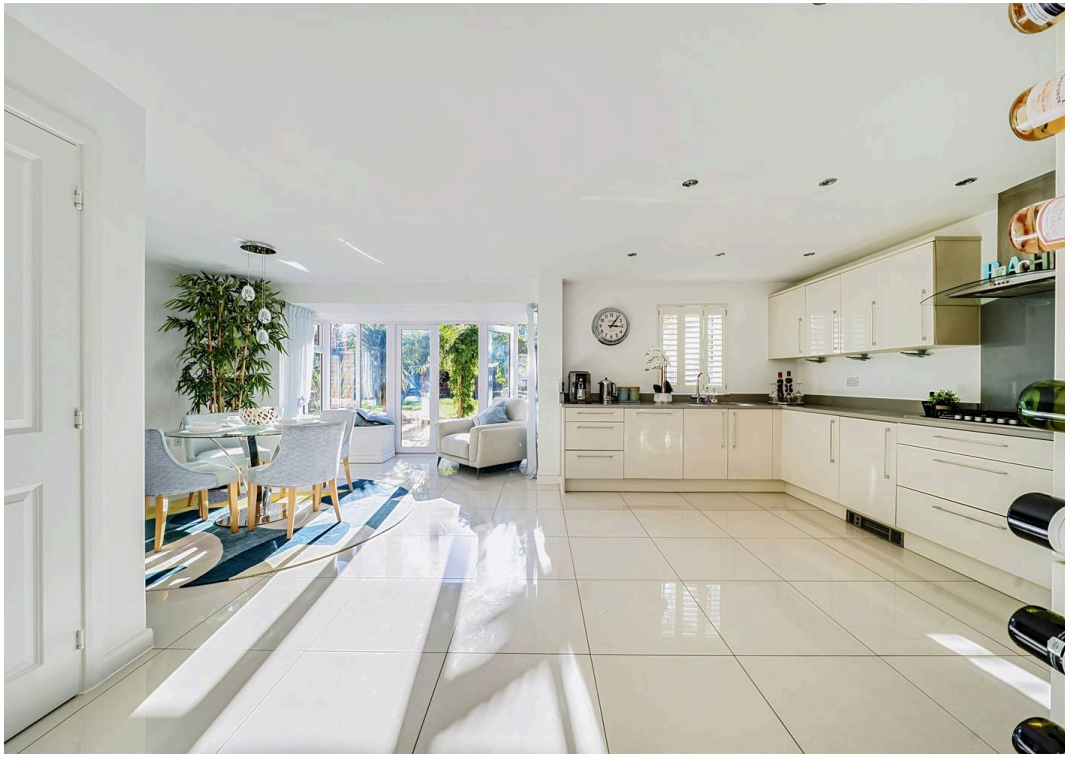
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B







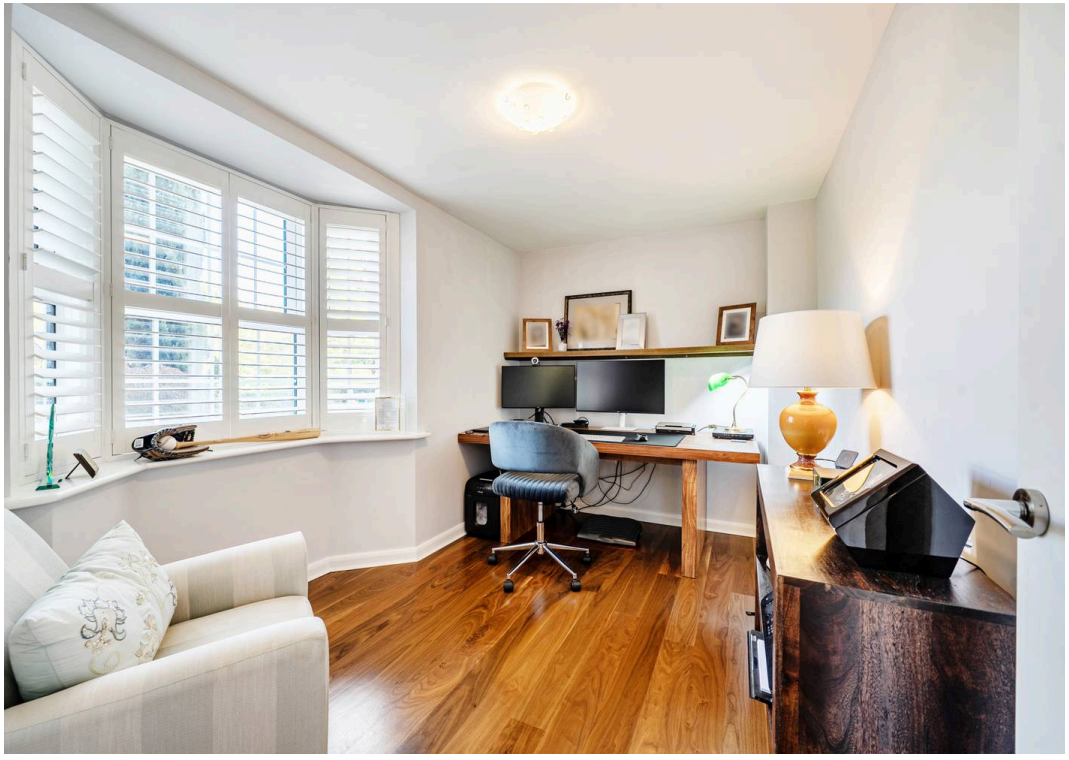


















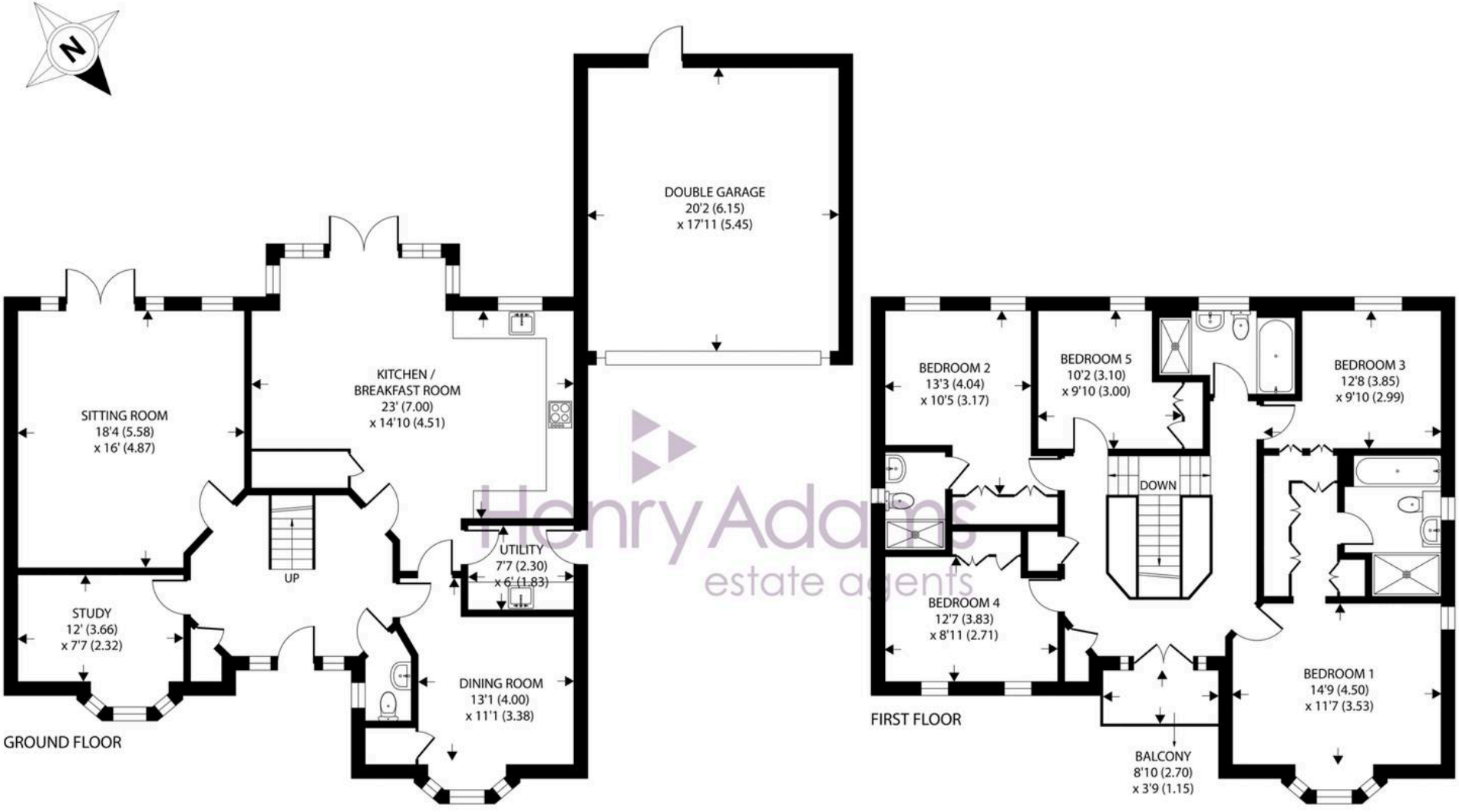












Approximate Area = 2302 sq ft / 213.8 sq m
Garage = 361 sq ft / 33.5 sq m
Total = 2663 sq ft / 247.3 sq m
For identification only - Not to scale



Henry Adams - Storrington

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.