Oakwood, Kithurst Lane, Storrington, West Sussex RH20 4LP

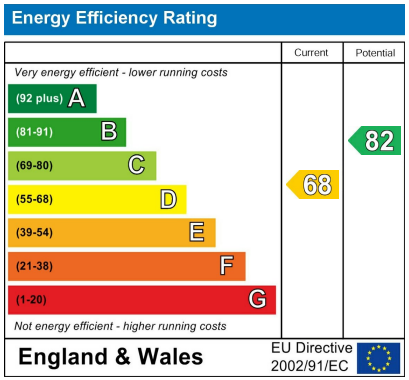
GL & CO ESTATE AGENTS

Oakwood, Kithurst Lane,
Storrington, West Sussex RH20 4LP

Guide Price £1,000,000 Freehold

2 | 5 | 3 | D

- PRIME LOCATION
- MODERN FITTED KITCHEN
- VERSATILE LAYOUT
- DETACHED DOUBLE GARAGE
- CLOSE TO AMENITIES
- VERY GOOD ORDER
- PRIVATE GARDENS
- DELIGHTFUL WALKS NEARBY



Accommodation

ACCOMMODATION * EPC rating D

Direction

What3words///strikers.qualified.oath

The Property

This attractive 4/5 bedroom property is beautifully positioned in the highly desirable Kithurst Lane area of Storrington and being close to the village amenities, as well as offering great walks nearby including South Downs way. The property sits perfectly in generous gardens and has undergone considerable improvement and extension by the current owners. The accommodation comprises; storm porch with door into the entrance hallway. There is wooden flooring that extends left into the dining room, which has a front aspect. Double glass paned doors from the hall lead right into the generous double aspect sitting room, which benefits from a bay window to the front, double doors leading out onto the patio at the rear and has a fireplace. To the end of the entrance hall and on the left is the modern fitted kitchen. This stylish kitchen features a range of matching wall and base units with granite work surfaces, tiled flooring and an eye level double NEFF oven with NEFF four ring gas hob inset into work surface. There is space and plumbing for a dishwasher and a breakfast bar. A door leads through to the separate utility room with space and plumbing for a washing machine and a door which leads out into the rear garden. To conclude the ground floor accommodation is the WC.Stairs lead to the first floor landing where the generous principal suite can be found, with a bay fronted window offering a pleasant outlook to the front. There is ample storage with two sets of triple fitted wardrobes and a door leads through to an en-suite shower room with white suite and double walk in shower. Bedroom two can be found to the rear with double aspect and has a pleasant outlook across the rear garden and there is a further bedroom to the front with built in wardrobes and a further single bedroom currently arranged as a study and again with built in wardrobes. These are served by the family bathroom that benefits from tiled walls and flooring with white suite including panel enclosed bath with shower screen and wall mounted shower head above, as well as flexible shower attachmentStairs lead to the top floor which can be used as flexible accommodation with a further double bedroom, shower room off the landing and additional room which could easily be used as a snug or small bedroom.

Outside

A stone driveway with brick edging provides off road parking and turning for multiple vehicles and leads to the detached double garage. The front is enclosed with post rail fencing and is mainly laid to lawn with various shrubs, mature trees and evergreens. The rear garden can be accessed via both sides of the property and there is a further area of garden to the right, being split level. The rear garden affords a high degree of privacy and seclusion with a generous patio area adjoining the rear of the property with an attractive array of mature trees, flower and shrubs with the rear of the house being clad in colourful wisteria. There is a further seating area to the bottom of the garden and a personal door leads into the side of the garage which has storage above and an electric roll over door.

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 five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, 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. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Council Tax

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

In the Know

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Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

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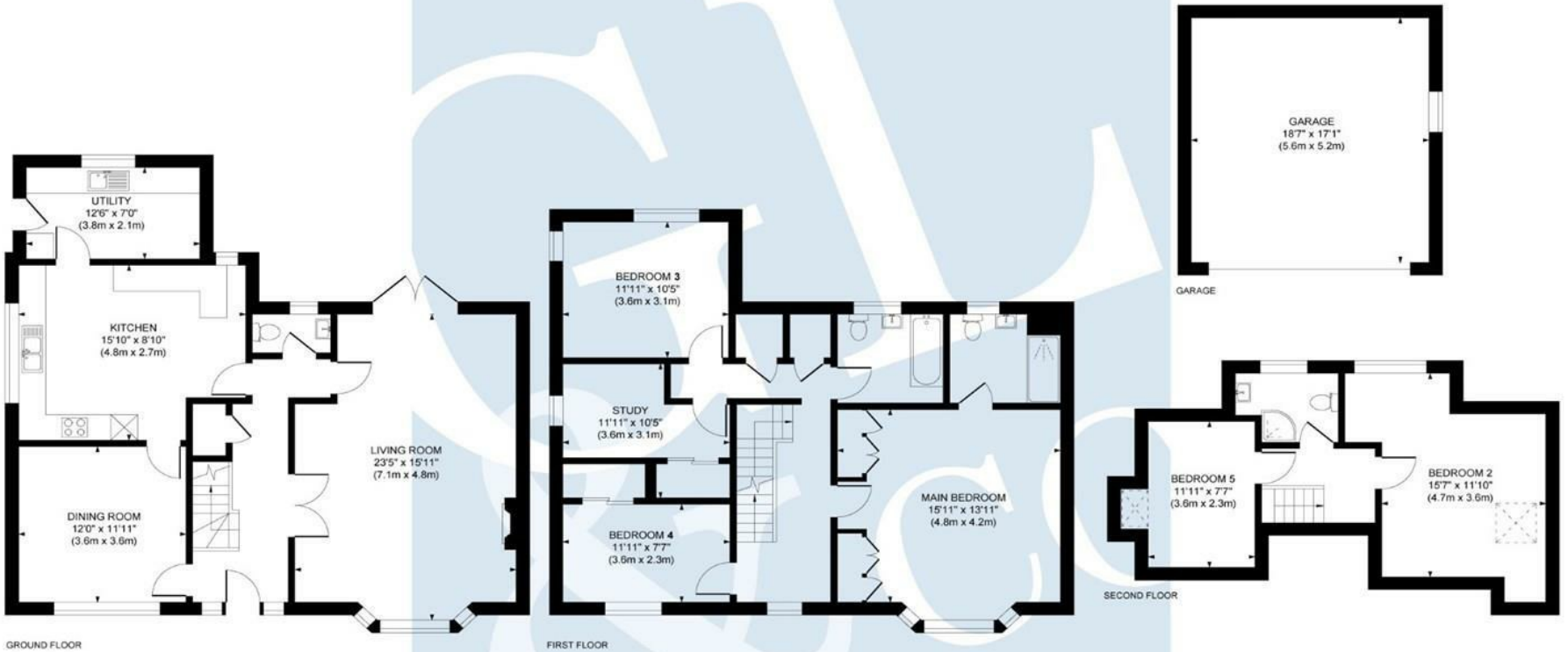
Approximate Gross Internal Area
Main House 2155 sq. ft / 200.22 sq. m
Garage 325 sq. ft / 30.18 sq. m
Total 2480 sq. ft / 230.40 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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