



Sullington Lane, Storrington RH20 4AE

Guide Price **£700,000**



Property Type: Detached House

Bedrooms: 3

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Beautifully Designed Cottage
- Three Double Bedrooms
- Impressive Open-Plan Living/Dining Room
- Spacious Kitchen/Breakfast Room & Utility Room
- Three En-Suites
- Spectacular First-Floor Reception Space with Views
- Wrap Around Gardens
- Off Road Parking
- Envious Position at the foot of the South Downs
- Chain Free

Racehorse Cottage is a beautifully designed and exceptionally positioned three-bedroom cottage, enjoying an enviable setting at the foot of the South Downs with breath-taking views across the surrounding countryside. Tucked away along a peaceful no-through lane within the South Downs National Park, yet just a mile from the sought-after village of Storrington, this wonderful home combines a tranquil rural lifestyle with excellent access to local amenities. Offering three double bedrooms, all with en-suites, generous open-plan living space, a stunning first-floor landing with magnificent views and wrap-around gardens, this is a truly special country retreat.





INTERNAL

A welcoming entrance hall leads into the beautifully presented accommodation, with natural light and a wonderful sense of space immediately apparent. The ground floor features attractive oak flooring throughout, adding warmth and character while complementing the contemporary styling.

The impressive kitchen/breakfast room provides a superb sociable space for everyday living and entertaining, with ample room for a breakfast table and chairs and a door providing convenient access to the side of the property. A useful utility room sits just off the kitchen, offering excellent additional storage and space for both a washing machine and tumble dryer.

The stunning open-plan living/dining room is undoubtedly one of the home's key features. Generous proportions combine with dramatic floor-to-ceiling windows, perfectly framing the exceptional far-reaching views across the surrounding countryside. The abundance of natural light and seamless connection with the landscape create a wonderfully relaxing and uplifting space.

Also on the ground floor is a spacious double bedroom, ideal for guests, family members or those looking for convenient single-level accommodation. This bedroom benefits from a stylish modern wet room en-suite.

A convenient downstairs WC completes the ground floor.

Ascending to the first floor, the property continues to impress with a particularly spacious landing which has been cleverly designed to provide an additional reception or relaxation area. A magnificent feature window offers uninterrupted views towards the South Downs, creating a spectacular backdrop and making this a truly versatile part of the home.

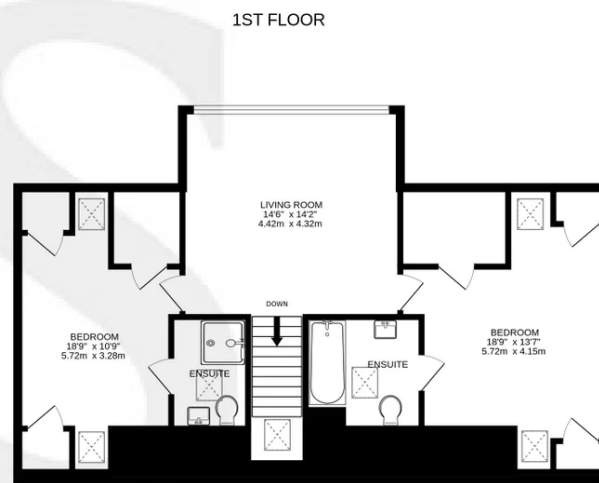
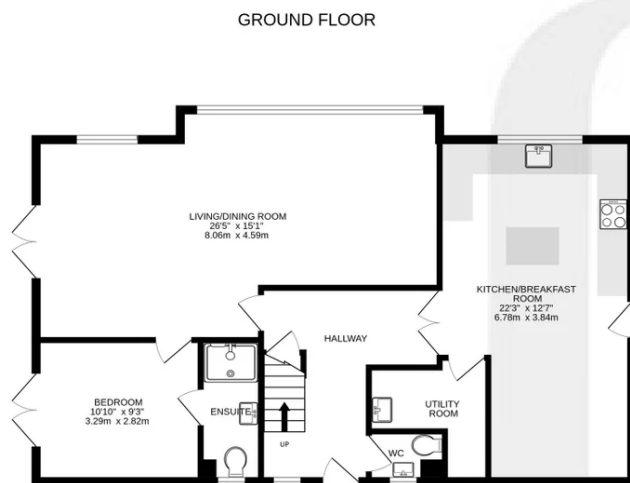
EXTERNAL

The outdoor space is every bit as impressive as the interior. The property enjoys a delightful wrap-around garden, allowing the surrounding countryside to be appreciated from a variety of vantage points.

A patio area with pergola above provides the perfect setting for al fresco dining, entertaining or simply relaxing with a morning coffee while taking in the far-reaching views. The gardens blend beautifully with the surrounding landscape, creating a peaceful outdoor retreat where the changing seasons can be enjoyed.

The property also benefits from off-road parking, adding further practicality to this exceptional rural home.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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