Woodacre Rock Road, Storrington - RH20 3AG

Guide Price **£999,999**

Henry Adams
estate agents

Woodacre, Rock Road, Storrington

- A spacious family home believed to date back to 1920's with a number of later additions extending the property to over 3,000 sq ft
- Large light welcoming entrance hall
- Sitting room with open fireplace leading to snug area and double doors to sun room
- Dining room with feature fireplace
- Kitchen / Breakfast room with access to porch
- Kitchen with AGA, separate oven and hob, dishwasher, fridge freezer and ample cupboards with granite work surfaces
- Cloakroom, utility room and study completing ground floor accommodation
- Principal bedroom with en-suite shower room and dressing area
- Three further double bedrooms and two bathrooms one being en-suite
- Detached double garage with store to rear
- Natural woodland garden with an abundance of azaleas, rhododendrons and camelias in a plot of 0.8 of an acre

This impressive four bedroom detached house offers over 3,000 sq ft of flexible accommodation, providing an exceptional family home believed to date back to the 1920s with a series of thoughtful later additions.

The property welcomes you with a spacious, light-filled entrance hall that sets the tone for the generous proportions found throughout. The elegant sitting room features an open fireplace, perfect for cosy evenings, and flows seamlessly into a snug area, with double doors leading to a versatile sun room ideal for relaxation or entertaining. A formal dining room, enhanced by a striking feature fireplace, provides an inviting setting for family meals and special occasions. The kitchen and breakfast room is well appointed, boasting an AGA, separate oven and hob, integrated dishwasher, fridge freezer, ample storage, and granite work surfaces, with access to a practical porch. Additional ground floor rooms include a cloakroom, utility room, and a study, offering excellent space for working from home or managing household tasks.

Upstairs, the principal bedroom benefits from a dressing area and an en-suite shower room, while three further double bedrooms ensure ample accommodation for family or guests. There are two further bath / shower rooms (one en-suite), providing convenience and privacy for all.

The property includes a detached double garage with a useful store to the rear, offering secure parking and additional storage. This substantial family home is presented in excellent order and combines period character with modern comfort, making it a rare opportunity for those seeking a spacious and adaptable residence in a desirable location.

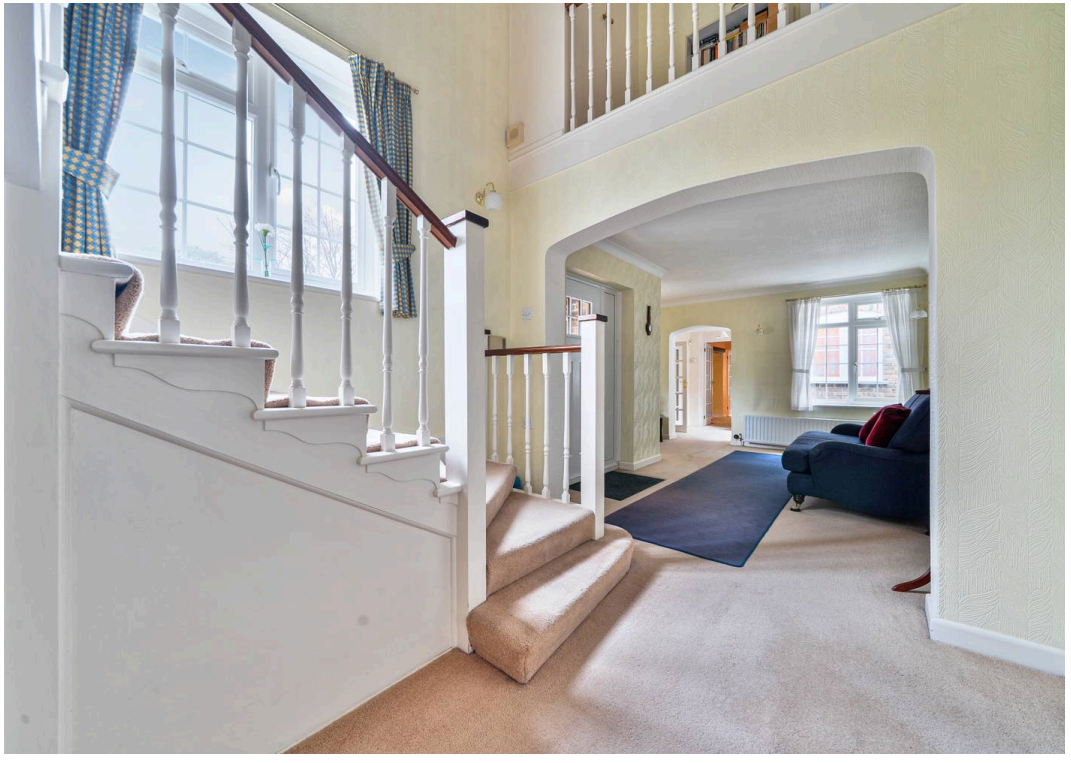
The woodland gardens are a particular feature of the property with the plot extending to 0.8 of an acre there are an abundance of azaleas, rhododendrons and Camelias providing a exceptional seasonal colour. An internal viewing is recommended to appreciate the space on offer in this lovely home.

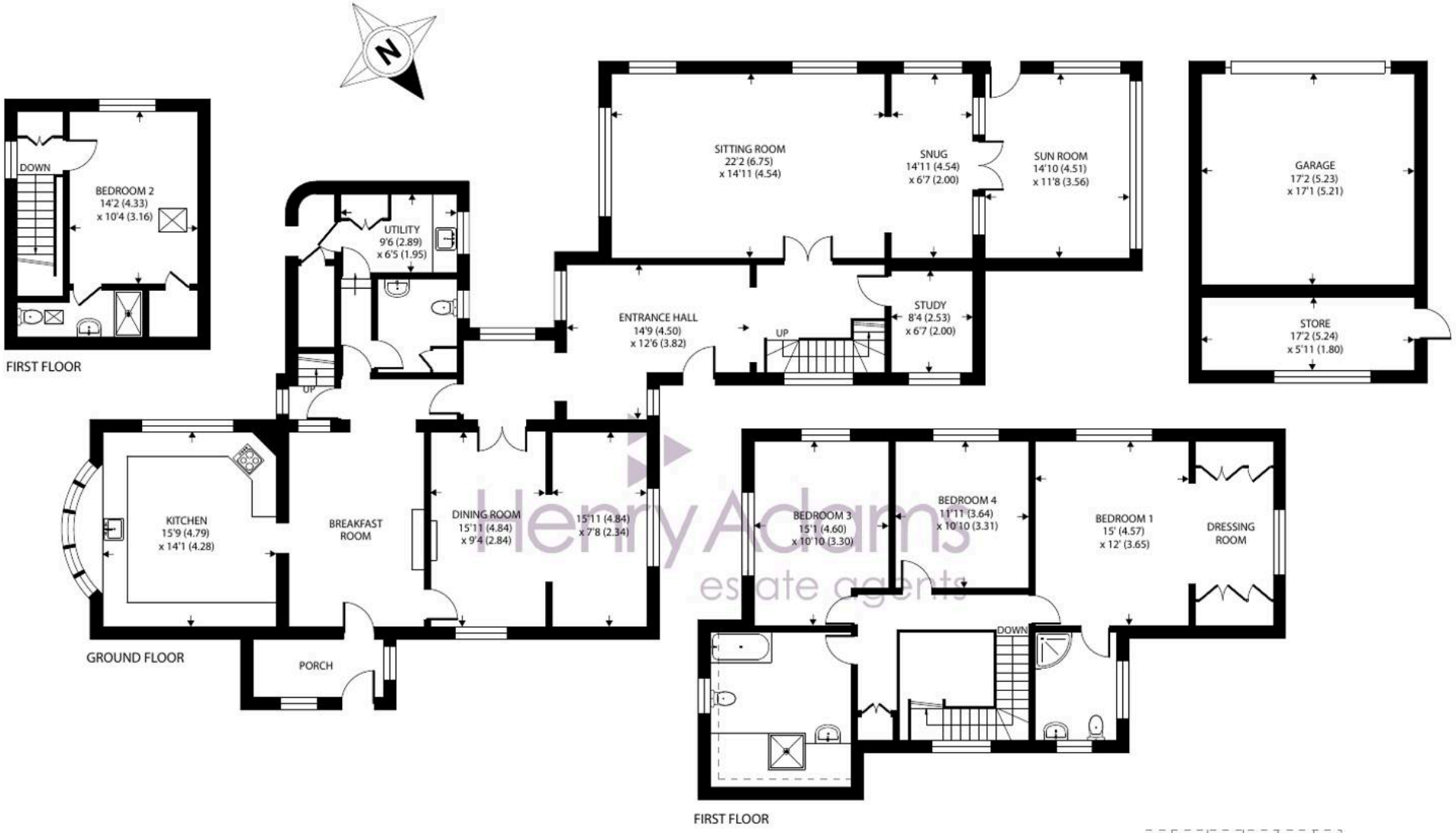
Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and 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 Wiggonholt 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: D





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Approximate Area = 3257 sq ft / 302.5 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Garage = 294 sq ft / 27.3 sq m
Outbuilding = 102 sq ft / 9.4 sq m
Total = 3668 sq ft / 340.5 sq m

For identification only - Not to scale

Denotes restricted head height

Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

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.