

High Ridge, Merryfield Way, Storrington, West Sussex RH20 4NS

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ESTATE AGENTS

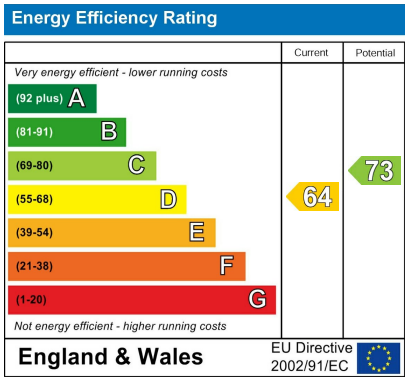


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Guide Price £750,000 Freehold

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- CLOSE TO VILLAGE CENTRE
- GENEROUS PLOT, DOUBLE GARAGE OFF ROAD PARKING
- NO ONWARD CHAIN
- IMPRESSIVE LOFT AREA



DIRECTIONS

What3words///civil.inhaled.intrigues

THE PROPERTY

Situated along an exclusive road serving just six properties, the home is set well back from the road, with an expansive lawned frontage, mature trees and established planting creating an attractive sense of arrival. The village centre, local shops and welcoming pubs are all within easy reach, offering the convenience of village life alongside a feeling of space and seclusion.

Inside, the accommodation has been arranged to offer flexibility for everyday living, entertaining and spending time with family and friends. A vestibule leads into the central hallway, which provides access to the principal rooms.

The triple-aspect sitting room is a particularly appealing space, with natural light entering from three elevations and sliding glazed doors opening into the conservatory. Together, these rooms provide a lovely setting in which to relax and enjoy views across the rear garden throughout the seasons. A separate dining room offers further space for family meals and more formal occasions.

The kitchen is fitted with a comprehensive range of matching wall and base units, integrated appliances and a central island, creating a practical yet sociable space at the heart of the home. An external door provides convenient access to the garden and driveway.

All three bedrooms are positioned towards the rear of the property, each enjoying a pleasant outlook over the gardens. All are comfortable doubles, offering flexibility for family life, visiting guests or those looking to create a dedicated home office. The contemporary shower room is fitted with a modern white suite, including a large walk-in rainfall shower.

A staircase from the hallway leads to an extensive loft area, which incorporates a useful shower room and provides excellent additional storage, together with potential for further use, subject to any necessary consents.









OUTSIDE

Outside, the property truly comes into its own. The impressive front garden wraps around the home and continues into the rear garden, creating an abundance of outdoor space rarely found within such a convenient village location. Mature trees, established hedging and lawned areas provide privacy and a delightful backdrop for outdoor enjoyment.

To the rear, a south-westerly facing patio offers the perfect spot for al fresco dining, summer entertaining or simply relaxing whilst enjoying the afternoon and evening sunshine. Beyond, the lawn is complemented by a variety of mature trees which create interest and colour throughout the year.

The property also benefits from extensive driveway parking for numerous vehicles, a substantial hardstanding area and a detached double garage.

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.

COUNCIL TAX

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

SERVICES

TBC
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 71 Mbps.

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

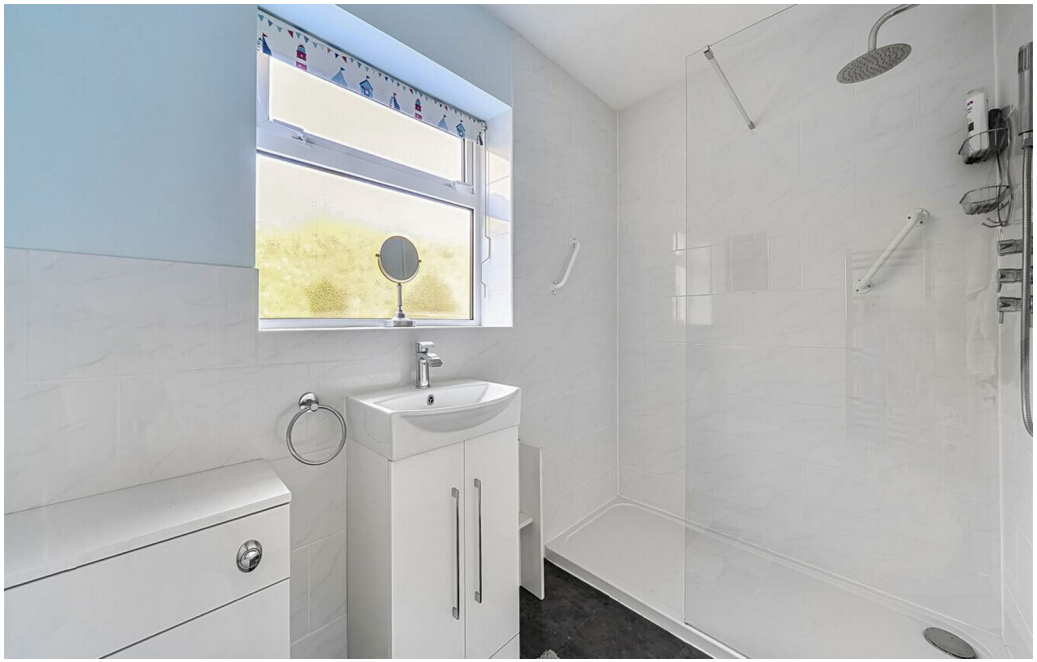
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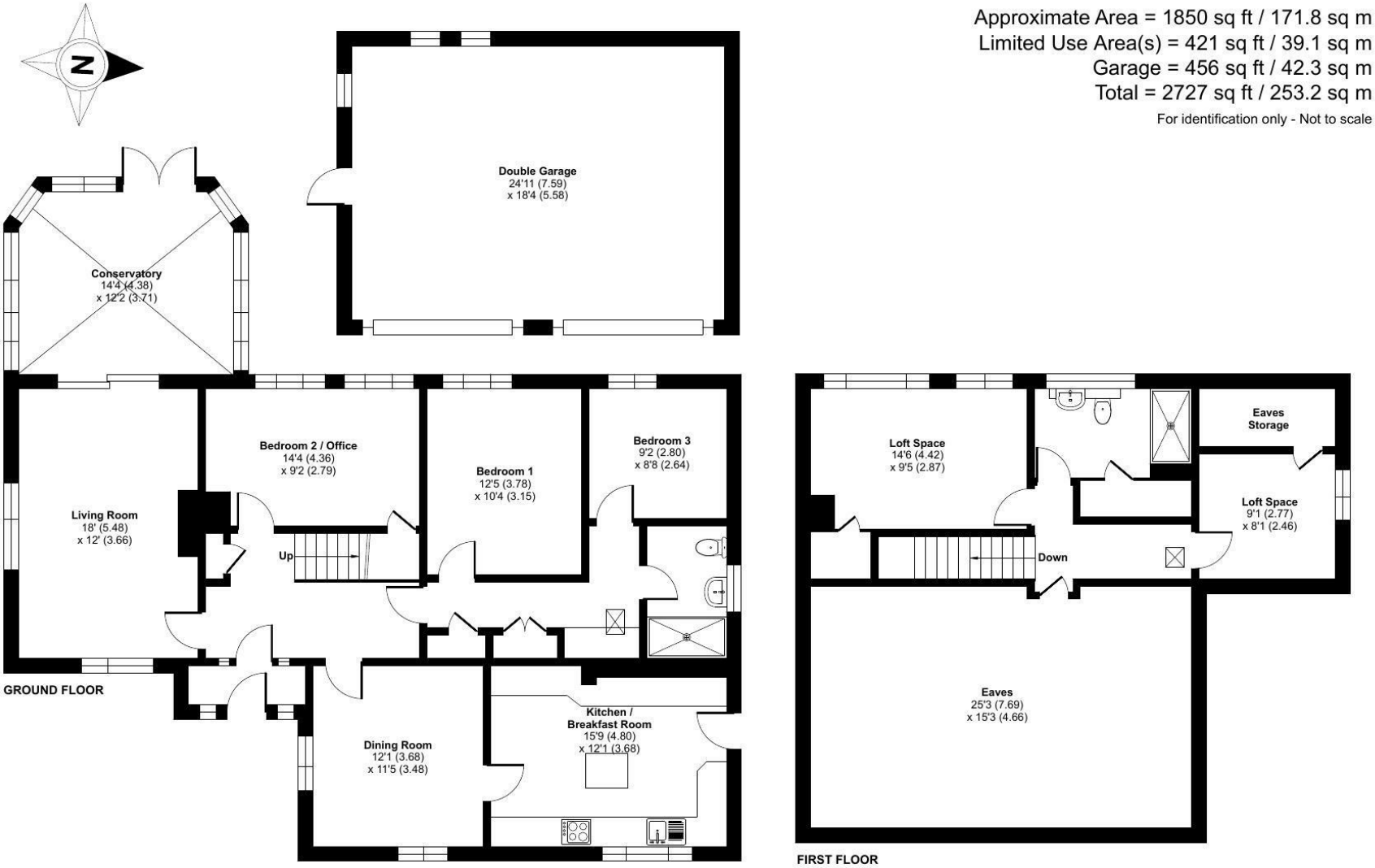






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Approximate Area = 1850 sq ft / 171.8 sq m
Limited Use Area(s) = 421 sq ft / 39.1 sq m
Garage = 456 sq ft / 42.3 sq m
Total = 2727 sq ft / 253.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for GL&CO Estate Agents. REF: 1529986

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