



Foxcroft | Bracken Close | Storrington | West Sussex | RH20 3HT

 **FOWLERS**
ESTATE AGENTS



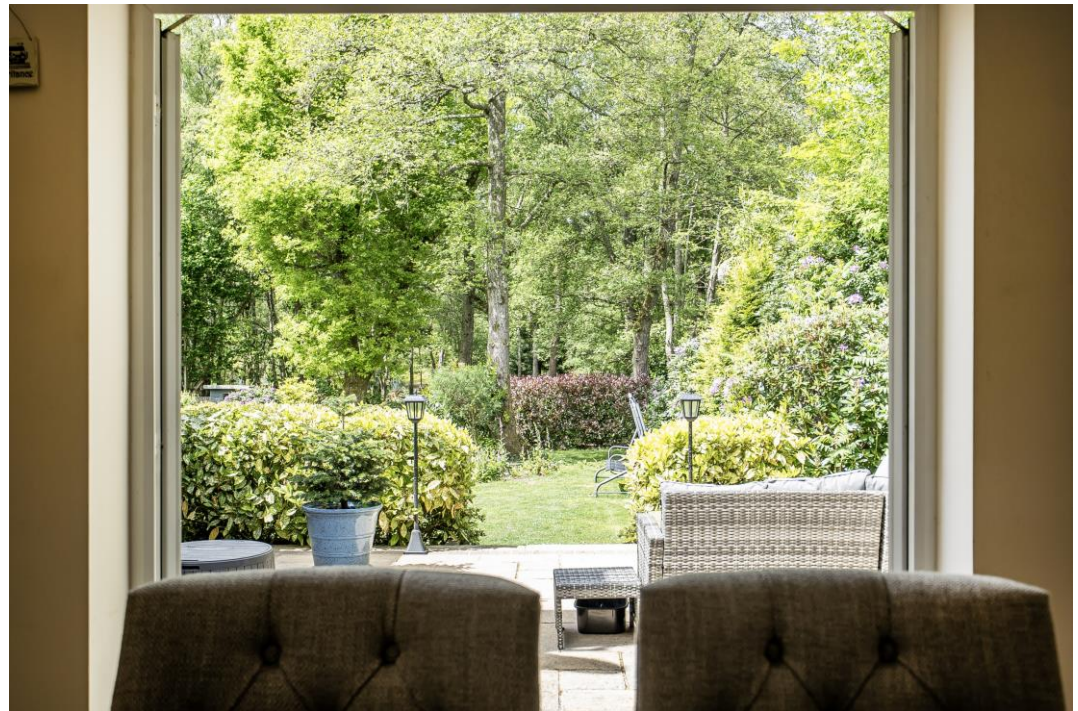
Foxcroft

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£950,000

Set in this beautiful south west facing plot occupying 0.4 of an acre, in this highly regarded private cul-de-sac and the property gives direct access onto Sandgate Park situated on the fringes of Storrington. The property is extremely well presented and offers versatile accommodation extending to 2346 sqft comprising: sitting room with feature wood burner, garden room, superb open plan kitchen/dining room, study/bedroom five, utility room with adjoining boot room/reception, ground floor bedroom with en-suite, further ground floor bedroom 2 and family bathroom. Upstairs there are two bedrooms, one with en-suite. Outside, there is extensive driveway parking to the front with a delightful south westerly garden to the rear giving a high degree of privacy.

- Substantial Chalet Bungalow
- Access to Sandgate Park
- Study/Bedroom Five
- Utility Room with adjoining Boot Room/Reception
- Occupying 0.4 of an acre in a south/westerly plot
- Five Bedrooms
- Garden Room
- Beautiful south/west gardens and terraces
- Highly regarded cul-de-sac in Heath Common
- Sitting Room with feature wood burner
- Ground Floor Family Bathroom
- Extensive Driveway Parking
- Extending to 2346sqft
- Superb open plan Kitchen/Dining Room
- Main Bedroom and Bedroom 2 with En-suite
- Viewing Recommended





Entrance Panelled front door to:

Entrance Hall Oak flooring, understairs recess area, radiator, shelved linen cupboard.

Sitting Room 25' 2" x 16' 0" (7.67m x 4.88m) Cast iron feature wood burner with stone surround and slate hearth, oak flooring, triple aspect room with uPVC double glazed window bay, two radiators, double glazed doors leading to:

Garden Room 10' 1" x 9' 0" (3.07m x 2.74m) Of brick and uPVC construction with oak flooring and radiator, overlooking garden.

Superb Open Plan

Kitchen/Dining Room 20' 9" x 19' 11" (6.32m x 6.07m) Extensive range of wall and base units with six ring stainless steel Aga with glass and chrome extractor over, part tiled walls, black granite working surfaces, integrated fridge/freezer, stainless steel double bowl sink unit with swan neck mixer tap, built-in eye-level cupboards with crockery display unit, two radiators, integrated dishwasher, central breakfast island with granite working surface with drawers and cupboards under and under-seating, tiled flooring, two radiators, concealed spot lighting, double glazed windows and French doors leading to terrace and gardens.

Utility Room 14' 3" x 5' 3" (4.34m x 1.6m) Stainless steel single drainer sink unit, space and plumbing for washing machine and tumble dryer, eye-level storage cupboards, radiator, tiled flooring, double glazed door to front area.

Ground Floor Cloakroom WC, wall-mounted wash hand basin, double glazed window.

Boot Room/Reception Room 16' 5" x 8' 2" (5m x 2.49m) Radiator, double glazed windows, wood effect laminate flooring.

Study/Bedroom Five 12' 2" x 9' 5" (3.71m x 2.87m) Double glazed windows, oak flooring, radiator.

Ground Floor Bedroom One 16' 11 maximum" x 13' 5 maximum" (5.16m x 4.09m) Double glazed windows with outlook over garden, oak flooring, radiator, built-in wardrobe cupboards, part panelled feature wall, door leading to:

En-Suite Shower Room Enclosed glass and chrome screen with overhead soaker and separate shower attachment, wash hand basin with toiletries cupboards under, fully tiled walls, extractor fan, tiled flooring, radiator.

Ground Floor Bedroom Four 14' 9" x 8' 11" (4.5m x 2.72m) Wood effect laminate flooring, built-in wardrobe cupboards, radiator, double glazed windows overlooking garden.

Family Bathroom Panelled bath with folding glass and chrome screen with fitted independent shower unit, w.c., wall-mounted wash hand basin, heated chrome towel rail, extractor fan, fully tiled walls.

Stairs to:

First Floor Landing Double glazed windows.

First Floor Bedroom Two 14' 3 maximum" x 14' 1 maximum" (4.34m x 4.29m) Wood effect laminate flooring, radiator, double glazed windows with views over gardens, built-in shelving, built-in mirrored wardrobe cupboards, door to:

En-Suite Shower Room Walk-in shower with folding glass and chrome screen with overhead chrome soaker and separate shower attachment, fully tiled, w.c., pedestal wash hand basin, tiled flooring, Velux window, extractor fan, large walk-in eaves storage cupboard.

First Floor Bedroom Three 14' 3 maximum" x 12' 5" (4.34m x 3.78m) Radiator, double glazed windows overlooking gardens, wood effect laminate flooring, eaves storage cupboards.

Outside

Front Garden Accessed via double wooden gates with extensive paved driveway parking area, shaped lawned area, timber storage shed, screened by Ranch style fencing and fence panelling, wrought iron double gates accessing:

Rear Garden Being west aspect and a feature of the property, offering a high degree of privacy, mainly laid to lawn, screened by mature trees and shrubs with two timber sheds, mature trees, raised stone terrace with outside lighting, steps down to the garden, further adjoining raised stone terrace.

Directions

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
<https://what3words.com///lion.liberated.fever>

EPC Rating: Band C.



Foxcroft, Bracken Close, Storrington, Pulborough, RH20

Approximate Area = 2346 sq ft / 217.9 sq m

Limited Use Area(s) = 383 sq ft / 35.5 sq m

Outbuildings = 83 sq ft / 7.7 sq m

Total = 2812 sq ft / 261.1 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). © nrichcom 2026. Produced for Fowlers Estate Agents. REF: 1457125



"We'll make you feel at home..."



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