



Beechwood House, Fryern Road, Storrington, West Sussex RH20 4NE



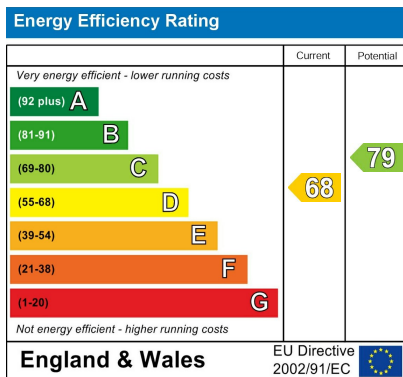


Beechwood House, Fryern Road, Storrington, West Sussex RH20 4NE

Guide Price £950,000 Freehold



- CONSIDERABLY IMPROVED BY THE CURRENT OWNERS
- GENEROUS RECEPTION SPACE
- SECLUDED GARDENS OF 0.66 ACRES
- CLOSE TO AMENITIES
- ELECTRICAL CHARGING POINT
- DETACHED STUDIO



Accommodation

* Entrance porch * Entrance hall * Open plan kitchen/dining room * Utility room * Family room * Study * Sitting room * Stairs to first floor landing * Principal bedroom with dressing area and en-suite shower room * Three further double bedrooms * Family bathroom * Front and rear gardens * Off road parking * Detached studio * Close to amenities * No onward chain * EPC rating D *

Directions

What3words///sorry.amps.wins

The Property

This architecturally designed home has been significantly improved and thoughtfully remodelled by the current owner, resulting in a stylish and well-balanced family home. The property sits within generous gardens of approximately 0.66 acres, offering a high degree of privacy and seclusion, whilst being conveniently located just 0.3 miles from the amenities of Storrington. The accommodation is well arranged and flows naturally throughout. An entrance porch leads through to a welcoming hallway, from which all principal rooms are accessed. To the left is a spacious double aspect sitting room, enjoying views over both the front and rear gardens, with the added benefit of a wood-burning stove creating a central focal point. To the right-hand side is a generous open-plan kitchen/dining space. The kitchen is positioned to the front and is fitted with a range of matching wall and base units, integrated appliances, and tiled flooring. The dining area benefits from solid flooring and bi-fold doors opening directly onto the rear garden, allowing for excellent indoor-outdoor living. An archway leads through to a separate family room, which in turn provides further access to a patio terrace, making it an ideal additional reception space. From the kitchen, a door leads to a well-proportioned utility room with access to the side garden. The ground floor is completed by a separate study and a cloakroom. To the first floor, there are four double bedrooms arranged off a central landing. The principal bedroom enjoys a delightful outlook across the gardens and beyond, and benefits from a walk-through dressing area leading to a modern en-suite shower room with corner shower. Bedrooms two and three are positioned to the front, both enjoying pleasant views with glimpses towards the South Downs, while bedroom four is double aspect to the rear. The remaining bedrooms are served by a contemporary family bathroom, fitted with a modern suite including a bath with shower over.

Outside

The property is well screened from the front by mature hedging, with double gates opening onto a generous area of hardstanding, providing off-road parking and turning for multiple vehicles. There is also an electric vehicle charging point. The front garden is predominantly laid to level lawn, complemented by a variety of flowers, evergreens, and mature trees and shrubs, with additional planting to the side adding further interest and colour. The rear garden is both generous and deceptively spacious, offering a high degree of privacy and seclusion. Immediately adjoining the property is a well-maintained lawned area, ideal for family use, which then transitions into a more natural, 'wild' garden towards the rear. This area could easily be incorporated into the formal garden if preferred, or retained in its current form to encourage wildlife. The garden is bordered by mature hedging and trees, creating a peaceful and established setting. A pathway leads through to a detached studio, complete with power and light, offering excellent versatility for use as a home office, studio, or hobby space.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



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.

AGENT'S NOTE Please note that some of the photographs used are library photos.

Services

All mains are connected. According to Ofcom for this address Standard broadband is available. Highest download speed is 80 Mbps.

Council Tax

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

In The Know

Not all of our property particulars are available online. For further information on our 'In the Know' selection, please give us a call on 01903 742354.

Viewing

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

Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk

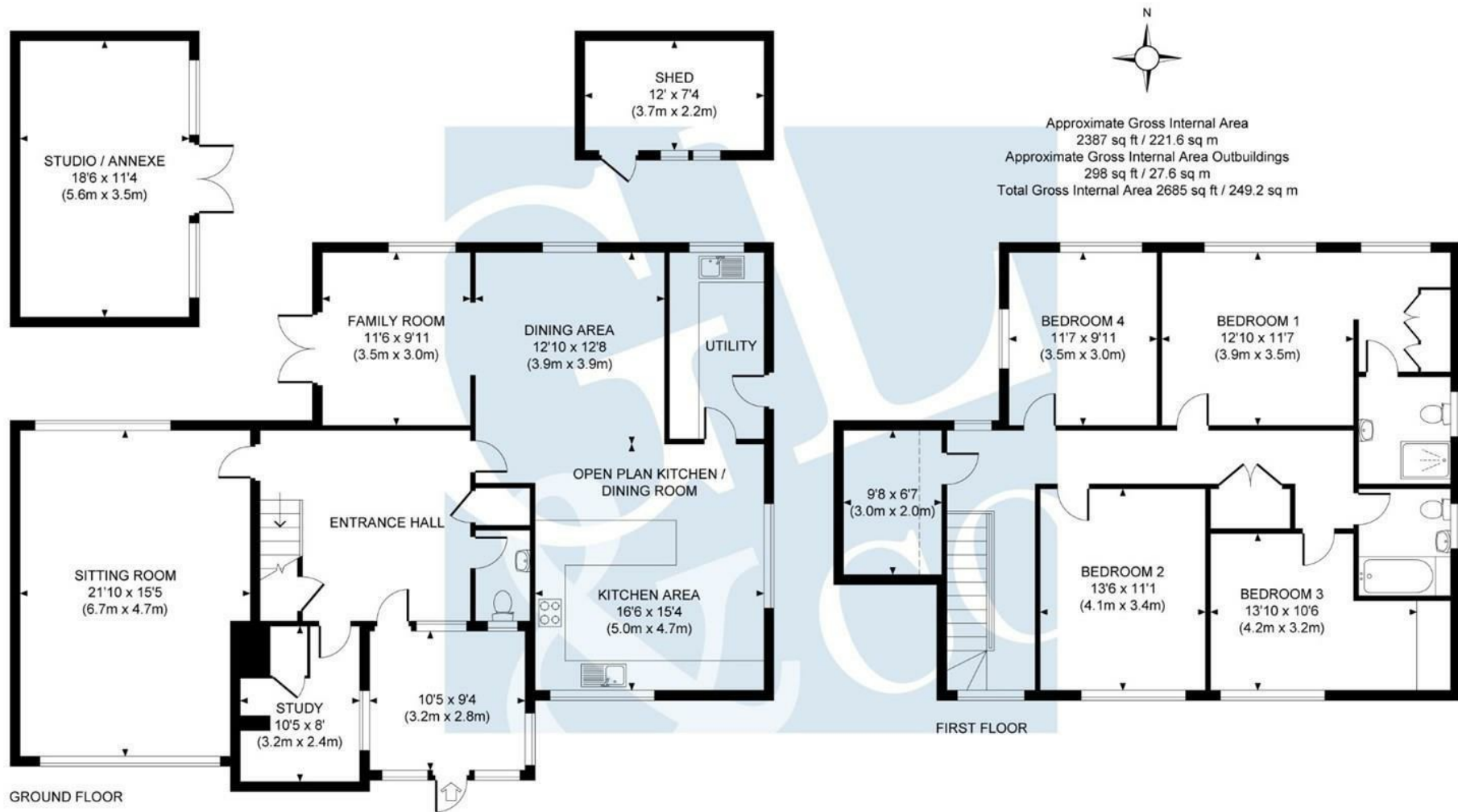




To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk





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 any 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