Cartmel, Woodpecker Lane, Storrington, West Sussex RH20 4DB

GL & CO
ESTATE AGENTS

Cartmel, Woodpecker Lane, Storrington, West Sussex RH20 4DB

Guide Price £749,950 Freehold

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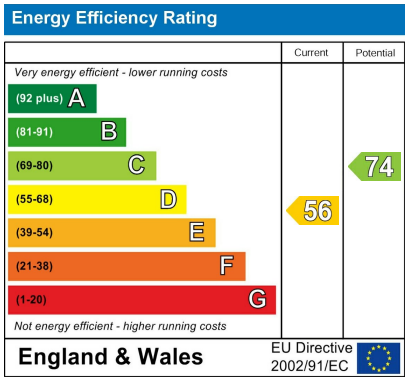
- IMPROVED BY CURRENT OWNERS
- AMPLE PARKING AND TURNING
- COUNTRYSIDE WAKS AND NATIONAL TRUST LAND NEARBY
- ELEVATED POSITION WITH VIEWS TOWARDS SOUTH DOWNS
- CAR PORT/GARAGE
- SOLD WITH VACANT POSSESSION



DIRECTIONS

What3words///training.index.mouths

THE PROPERTY

With a combination of stone and brick elevations this attractive detached chalet style property sits beautifully in elevated grounds with far reaching views across the village. Woodpecker Lane is a highly desirable private road less than half a mile from the amenities of Storrington with some fabulous walks and the National Trust Warren nearby. The property has undergone considerable improvement by the current owners and offers potential buyers the opportunity to put their own touch to the property with plans drawn up to enlarge further if needs be (STNPP).

The accommodation comprises entrance hallway and to the left-hand side is the third bedroom with a pleasant front aspect and full width built-in wardrobes. To the rear and with an outlook over the garden is bedroom, again with built-in wardrobes running the whole width of the room. There is a modern fitted shower room with double walk-in shower and tiled walls and flooring. From the entrance hall the natural solid oak flooring extends into the 'L' shaped sitting/dining room. This generous double aspect room has patio doors from the dining area at the rear leading out onto the patio area. To the front there is an attractive bay window providing a delightful outlook across the village towards the South Downs. There is a wood burning stove with tiled hearth and a door, which leads through to an inner hall with ample space for an office area. From here there is access into the integral garage and a staircase leading to a double aspect room, which can be used for a variety of purposes and is currently arranged as a separate tv room.

To the rear of the inner hall is the principal bedroom benefitting from a modern fitted en-suite shower room being fully tiled with large walk-in shower, white suite with wash hand basin and vanity storage below. There is a door to the side leading into the garden, a separate modern fitted WC and a door into the kitchen, which can also be accessed from the dining area. The kitchen offers an excellent opportunity for improvement with planning to be extended, allowing potential buyers to create and personalise to their own taste. It is currently comprises of a range of matching wall and base units, pantry and an electric hob inset with oven below.

OUTSIDE

A tarmac drive with turning leads up to the property providing off road parking for multiple vehicles and access to the detached car barn/garage. There are attractive shrubs and flowers to the borders, and the detached car barn has a secure left side, with the right side being open.

There is access into the rear garden from both sides of the property with a patio area adjoining the rear. Steps lead up to the main area of lawn with raised flower beds and shrubs interspersed. There is a combination of hedging and fence to the boundaries.

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.

SERVICES

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

COUNCIL TAX

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

IN THE KNOW

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

VIEWING

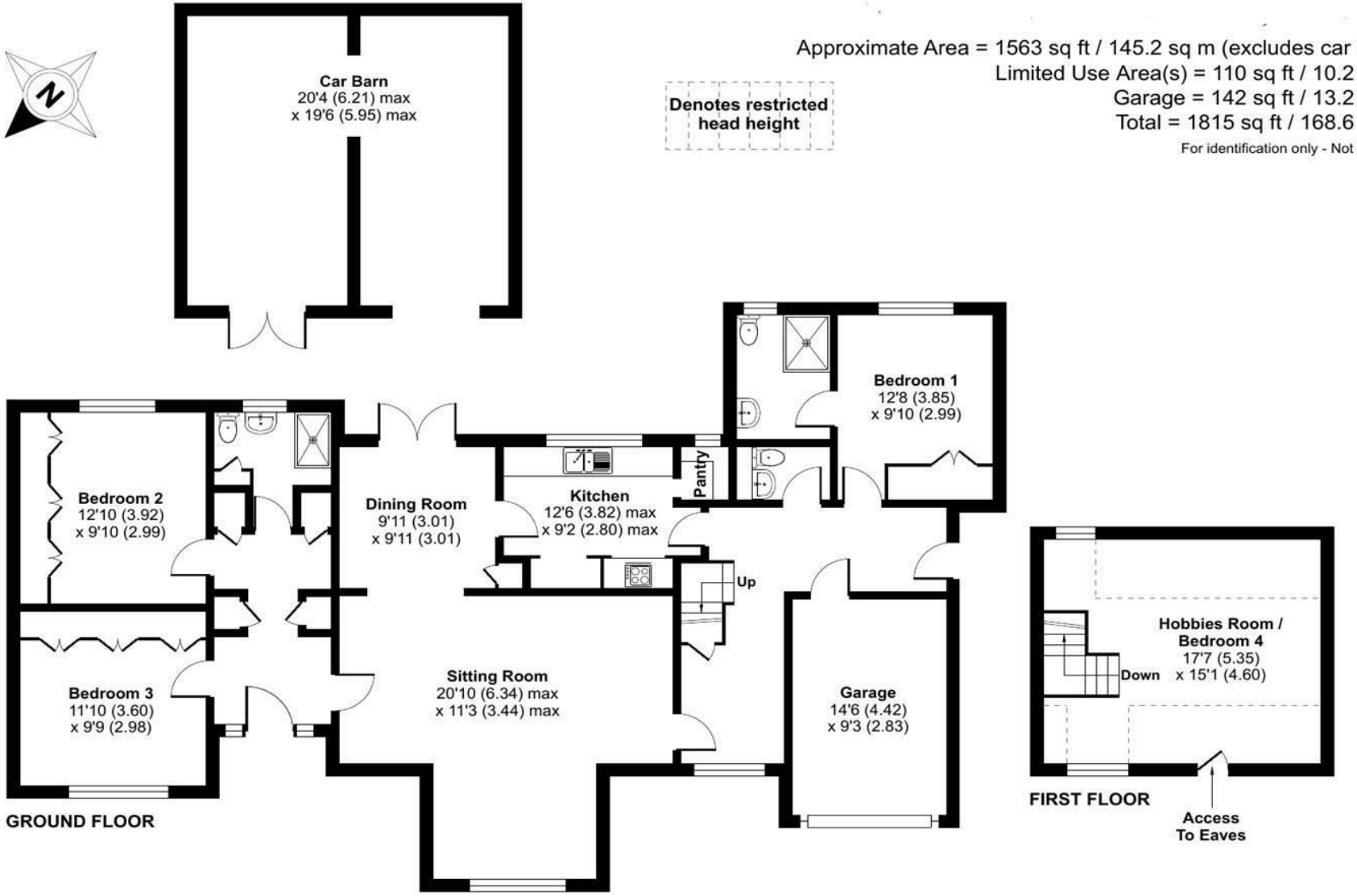
Strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk

https://player.vimeo.com/video/1085012999?h=4f8eae2313

AGENTS NOTE

PLEASE NOTE THAT SOME OF THESE PHOTOS ARE LIBRARY PICTURES

Approximate Area = 1563 sq ft / 145.2 sq m (excludes car barn)
Limited Use Area(s) = 110 sq ft / 10.2 sq m
Garage = 142 sq ft / 13.2 sq m
Total = 1815 sq ft / 168.6 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 2025. Produced for GL&CO Estate Agents. REF: 1269575

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