



Sandown | Amberley Road | Storrington | West Sussex | RH20 4JQ

**FOWLERS**  
ESTATE AGENTS



# Sandown

Amberley Road | Storrington | West Sussex | RH20 4JQ

PRICE GUIDE £1,000,000 TO £1,100,000

A substantial six bedroom family home extending to 3023 sqft arranged over three levels occupying 0.426 of an acre, located within a mile of the village centre. Internally, the property is presented in first class order throughout with accommodation comprising: spacious entrance hall with Karndean oak flooring, ground floor cloakroom, triple aspect sitting room with feature fireplace, third reception room, superb kitchen/breakfast room with integrated appliances and granite working surfaces, utility room, re-fitted en-suite to main bedroom, two family bathrooms, second floor study. Outside, there is extensive driveway parking with a double and a single garage, beautiful south aspect gardens and terrace.

- Substantial Detached Family Home
- Occupying 0.426 of an acre
- Utility Room
- Two Family Bathrooms
- Arranged over three floors
- Triple Aspect Sitting Room
- Third Reception Room
- Beautiful South Aspect Gardens
- Extending to 3023 sqft
- Superb open plan Kitchen/Breakfast Room
- Ground Floor Cloakroom
- Extensive Driveway Parking
- Six Bedrooms
- Integrated Appliances
- Re-fitted En-suite to Main Bedroom
- One Double and One Single Garage

**Entrance** Oak panelled part leaded light glazed front door to:

**Entrance Hall** Karndean flooring, radiator, understairs storage cupboard.

**Ground Floor Cloakroom** Low level push flow w.c., Butler sink, radiator.

**Triple Aspect Drawing Room 21' 9" x 14' 9" (6.63m x 4.5m)** Feature fireplace with oak carved wood surround with slate inset and hearth, built-in leaded light display units with storage cupboards under, uPVC double glazed windows, double glazed doors leading to terrace and gardens.

**Study 11' 8" x 11' 6" (3.56m x 3.51m)** Part glazed double doors leading to open plan dining room/kitchen, part glazed door leading to kitchen area.

**Open Plan Dining Room/Kitchen/Family Room 26' 2" x 26' 4 maximum" (7.98m x 8.03m)** Triple aspect room, outlook over gardens and patio.

**Kitchen Area** Six ring stainless steel Range cooker with back plate and extractor over, central breakfast Island with inset sink with black granite working surface with drawers and cupboards under, built-in cupboards, built-in shelved storage cupboards, concealed spot lighting, further range of granite working surfaces with built-in wardrobe cupboards and built-in wine cooler, integrated twin dishwashers, inset one and a half bowl single drainer sink unit with further grooved drainer and working surfaces with drawers and storage cupboards under, concealed spot lighting.

**Dining Room/Family Area** Oak flooring, uPVC French doors leading to south aspect gardens, radiator.

**Utility Room** Wall-mounted 'Worcester' boiler, space and plumbing for washing machine, wall-mounted radiator, built-in shelving, uPVC double glazed windows.

**Pantry/Store Room** Accessed via kitchen, door leading to front garden and further door to built-in storage room.

**Stairs to:**

**First Floor Landing** uPVC double glazed windows, radiator, shelved linen cupboard housing insulated copper cylinder and fitted immersion, pressurised cylinder system.

**Master Bedroom 16' 4" x 11' 6" (4.98m x 3.51m)** Dual aspect uPVC double glazed windows, radiator, built-in shelved storage cupboard, door to:

**En-Suite** Re-fitted with large walk-in shower with glass and chrome screen and overhead soaker and separate shower attachment, built-in twin wash hand basin with toiletries cupboards and storage cupboards, low level flush w.c., extractor, concealed spot lighting.

**Bedroom Two 12' 2" x 11' 7" (3.71m x 3.53m)** Radiator, uPVC double glazed windows.

**Bedroom Three 14' 3" x 11' 6" (4.34m x 3.51m)** Dual aspect uPVC double glazed windows, radiator, built-in sliding mirrored wardrobe cupboards.

**Bedroom Four 13' 10" x 12' 0" (4.22m x 3.66m)** Dual aspect uPVC double glazed windows, radiator.

**Bedroom Five 12' 6" x 8' 1" (3.81m x 2.46m)** Radiator, uPVC double glazed windows, sliding mirrored wardrobe cupboards.

**Family Bathroom** Panelled bath, low level flush w.c., corner shower cubicle with fitted independent shower unit, heated chrome towel rail, pedestal wash hand basin, part tiled walls.

**Stairs Leading to:**

**Second Floor Landing**

**Bedroom Six 16' 0" x 12' 11" (4.88m x 3.94m)** Twin Velux windows, radiator, uPVC double glazed windows.

**Study Room 13' 2" x 10' 7" (4.01m x 3.23m)** Dual aspect uPVC double glazed windows, radiator, Velux window, door leading to:

**Large Loft Storage Room** Velux window.

**Outside**

**Front Garden** Private tarmac driveway with front section of garden enclosed by Sussex ranch style fencing with off-road parking area and **Detached Garage** with double wooden doors, mature trees and further grassed area, extensive brick paved driveway leading to:

**Detached Double Garage** Up and over door and side access.

**Rear Garden** Southerly aspect, large paved terraced area, built-in brick built barbecue, high degree of privacy, steps up to shaped lawned area, screened by brick walling and further side courtyard area, ornamental pond, raised paved terrace with pergola, attractive flower and shrub borders, mature trees and shrubs, further side section of garden mainly laid to lawn, garden shed. Occupying 0.426 of an acre.

**EPC Rating:** Band C.





**SANDOWN, AMBERLEY ROAD, STORRINGTON**  
**APPROX. GROSS INTERNAL FLOOR AREA 3023 SQ FT / 280.9 SQM (Excludes Garages Total 297 SQ FT / 55.5 SQM)**

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and are not drawn to scale. This plan has been produced by JTM Design on behalf of Fowlers Estate Agents.



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



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