



## Holm Cottage Hampers Lane, Storrington, RH20 3HU

Offers Over £725,000 Freehold



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# Holm Cottage, Hampers Lane, Storrington, RH20 3HU

- POTENTIAL to extend or replace subject to planning consent
- Gardens offering a good degree of privacy stocked with mature shrubs and trees
- 1920's detached cottage with generous garden set in corner plot
- Dual entrance private driveways for parking several vehicles
- Sitting room with open fireplace and log burner
- Countryside walks nearby
- Sun room with ample space for entertaining
- Sought after location in the Heath Common area of Storrington
- Three bedrooms of which two are double
- Outbuildings including home office, garage/store and workshop

'Holm Cottage' was built in the 1920's and is a well-presented home, while various modernisations have taken place over the years the cottage stills retains much of its original charm. There is, in our opinion, plenty of scope for a substantial extension, reconfiguration, or replacement. Any work is of course subject to planning permissions. The cottage is situated on the private road known as Hampers Lane, the lane features a selection of individual properties each with good sized plots and separated by mature trees.





## “Plenty of scope for a substantial extension”

The accommodation comprises sitting room with feature fireplace and wood burning stove, dining room opening into a galley style kitchen. A particular feature is the large sunroom with under floor heating and panoramic views of the gardens. There are three bedrooms, two doubles with fitted wardrobes and a third with en-suite facilities and a separate family bathroom. Completing the cottage is a large, part boarded loft space, with power and pull down ladder, which would easily be converted to create further accommodation. Any work is of course subject to planning permissions.

Further attributes of the property include, gas-fired central heating and hot water, and mains drainage.

The grounds, of approximately a quarter of an acre, to the south and west side of the cottage, are mainly to lawn with a selection of mature trees offering a good degree of privacy. The lawned front garden gently slopes away to a second driveway entrance with gates and hard standing for further cars or a caravan. There are established beds and shrubs which span around the property to all sides and a south facing paved sitting area outside the sunroom. In addition, there is a studio/summerhouse with power supply and lighting, making an ideal office. At the rear of the cottage is another driveway entrance (off Hampers Lane) accessed via an electric gate with garage and workshop, both with power.





# Hampers Lane, Storrington, Pulborough, RH20

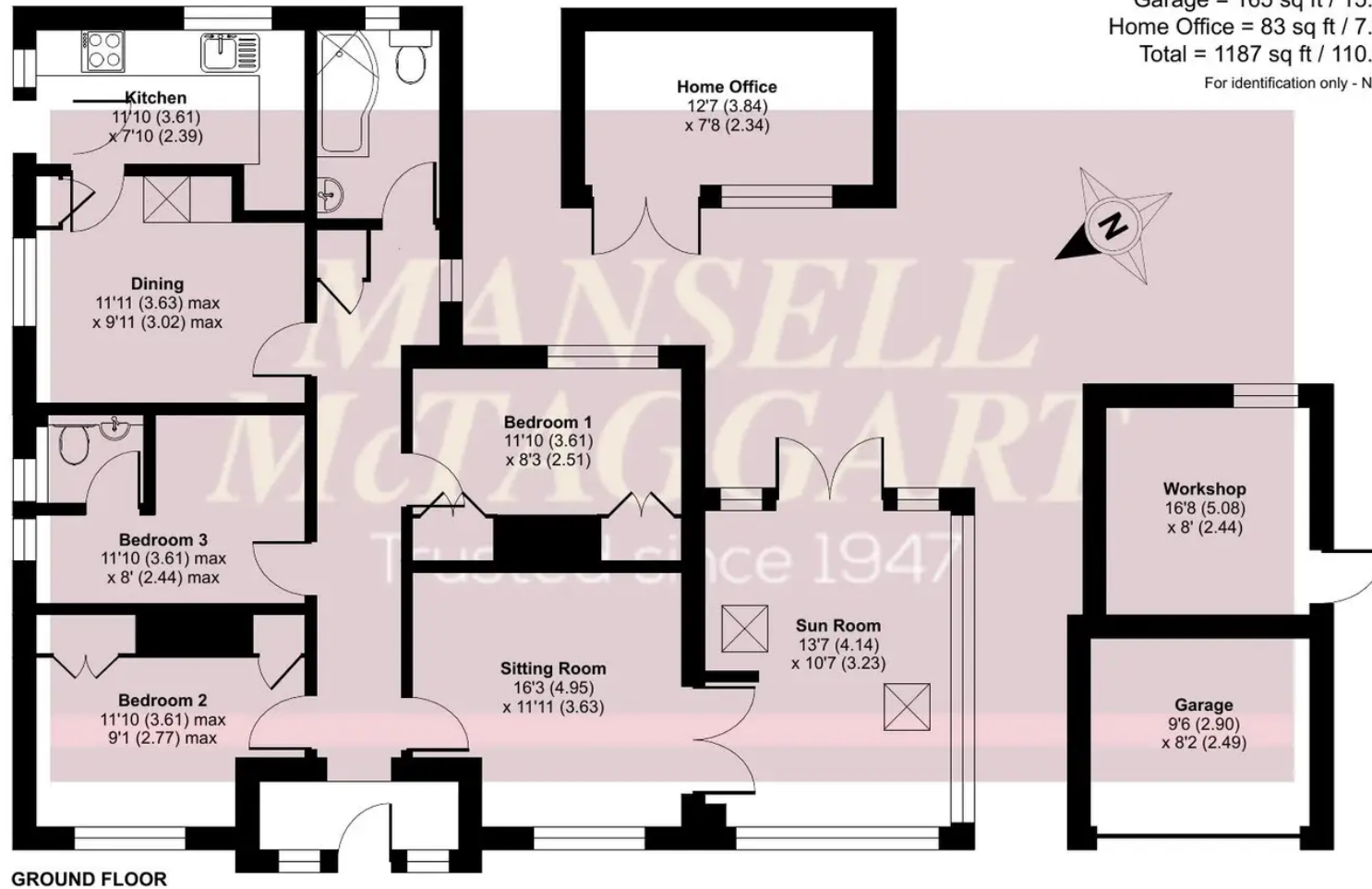
Approximate Area = 939 sq ft / 87.2 sq m

Garage = 165 sq ft / 15.3 sq m

Home Office = 83 sq ft / 7.8 sq m

Total = 1187 sq ft / 110.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Mansell McTaggart Storrington. REF: 871508

## Mansell McTaggart Storrington

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