



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





# Beechwood House

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PRICE GUIDE £1,100,000

An individually designed four bedroom family home constructed circa 1960's, conveniently located close to the village centre occupying 0.66 of an acre. Internally, the property extends to 2340 sqft offering versatile and spacious accommodation comprising: entrance hall, dual aspect sitting room with wood burner, dining room with oak flooring and bi-folding doors leading to rear garden, family room, study, superb open plan kitchen with integrated appliances, utility room, master bedroom with en-suite bathroom and dressing area and a family bathroom. Outside, there is extensive parking to the front with a generous sized rear garden with terrace area, formal lawns and meadow garden with a detached studio.

- Individually Designed Home
- Extending to 2340 sqft
- Central Village Location
- Occupying 0.66 of an acre
- Four Double Bedrooms
- Study
- Dual aspect Siting Room with wood burner
- Dining Room
- Family Room
- Detached Studio/Annexe
- Superb open plan Kitchen
- Utility Room
- Master Bedroom with En-suite & Dressing Room
- Family Bathroom
- Extensive Parking
- Beautiful Gardens





**Entrance** Part glazed front door to:

**Enclosed Entrance Porch** Wood flooring, radiator, door to:

**Reception Hall** Solid oak flooring, radiator, understairs storage cupboard, concealed spot lighting, walk-in cloaks cupboard.

**Ground Floor Cloakroom** Low level flush w.c., wall-mounted wash hand basin, radiator, part tiled walls.

**Dual Aspect Sitting Room 21' 10" x 15' 5" (6.65m x 4.7m)**  
Recessed cast iron wood burner with slate hearth, dual aspect double glazed windows, radiator, TV point, recessed nook.

### **Open Plan Kitchen/Dining Room**

**Kitchen Area 16' 6" x 15' 4" (5.03m x 4.67m)** Bespoke fitted kitchen, extensive range of wall and base units with integrated 'Smeg' five ring Induction hob with stainless steel oven and grill under, 'NEFF' stainless steel extractor over, inset one and a half bowl single drainer sink unit with mixer tap, range of integrated appliances comprising: dishwasher, fridge and separate freezer, pull-out carousel units, Silestone working surfaces with peninsula breakfast bar with under seating, tiled flooring, radiator, concealed spot lighting, uPVC double glazed windows overlooking garden, door to:

**Utility Room** Range of wall and base units, eye-level cupboards, wood block working surfaces with stainless steel single drainer sink unit, space and plumbing for washing machine and tumble dryer, integrated fridge, wall-mounted 'Worcester' boiler, radiator, slate flooring, uPVC double glazed door to side access.

**Dining Area 12' 10" x 12' 8" (3.91m x 3.86m)** Solid wood flooring, radiator, concealed spot lighting, double glazed bi-folding doors leading to rear garden, archway through to:

**Family Room 11' 6" x 9' 11" (3.51m x 3.02m)** Radiator, double glazed windows, French doors leading to terrace and gardens.

**Ground Floor Study 10' 5" x 8' 0" (3.18m x 2.44m)** Radiator, uPVC double glazed windows, recessed shelving, built-in storage cupboard.

**Stairs** With glass and solid wood balustrade, step lighting, leading to:

**Landing** Feature Scandinavian style panelling and window, door to large walk-in eaves storage cupboard, radiator, cupboard housing shelved linen cupboard housing pressurised cylinder.

**Bedroom One 12' 10" x 11' 7" (3.91m x 3.53m)** Radiator, uPVC double glazed windows, walk-through dressing area with built-in wardrobe cupboards, radiator, double glazed window, door leading to:

**EN-Suite Shower Room** Large glass and chrome shower cubicle with overhead soaker and central chrome taps, wall-mounted wash hand basin with toiletries cupboards under, heated chrome towel rail, fully tiled walls, wall-mounted mirror, low level flush w.c., double glazed windows, concealed spot lighting.

**Bedroom Two 13' 6" x 11' 1" (4.11m x 3.38m)** Radiator, uPVC double glazed windows.

**Bedroom Three** Dual aspect double glazed windows.

**Bedroom Four 11' 7" x 9' 11" (3.53m x 3.02m)** Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

**Family Bathroom** Panelled bath with folding glass and chrome screen with overhead soaker, concealed spot lighting, uPVC double glazed windows, wall-mounted wash hand basin with toiletries drawers under, low level flush w.c., heated chrome towel rail, tiled flooring.

### **Outside**

**Front Garden** Double wooden gates leading to sweeping tarmac driveway with extensive parking area, shaped lawned area with attractive flower and shrub borders, screened by mature trees and hedging, enclosed paved side courtyard area.

**Rear Garden** Being a feature of the property with paved terraced area, glazed pergola, formal lawned section of garden, offering a high degree of privacy with mature trees and shrubs, leading down to woodland garden area.

**Detached Studio/Annexe 18' 6" x 11' 4" (5.64m x 3.45m)**  
Concealed spot lighting, laminate flooring, outside decked area.

**EPC Rating:** Band D.

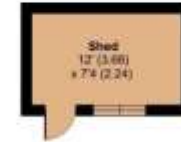


## Beechwood House, Fryern Road, Storrington, Pulborough, RH20

Approximate Area = 2340 sq ft / 217.3 sq m  
 Limited Use Area (s) = 47 sq ft / 4.3 sq m  
 Outbuildings = 298 sq ft / 27.6 sq m  
 Total = 2685 sq ft / 249.2 sq m  
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential, 1st Edition 2023. Produced for Fowlers Estate Agents REF: 988814



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



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