





4 Heatherlands, Storrington

A beautifully presented and well maintained home close to the village centre and all the amenities Storrington has to offer.



- ▶ **Sitting room with gas fire opening to dining room**
- ▶ **Modern kitchen with utility room off**
- ▶ **Large conservatory overlooking garden**
- ▶ **Study**
- ▶ **Main bedroom with en-suite**
- ▶ **Re-fitted family shower room**
- ▶ **Double garage and driveway parking**
- ▶ **South facing gardens abutting National Trust Sullington Warren**

Introducing a stunning 5-bedroom detached house, located in a tranquil cul-de-sac, backing onto the picturesque Sullington Warren National Trust. As you enter this exceptional property, you are welcomed into a spacious hallway leading into the main living areas.

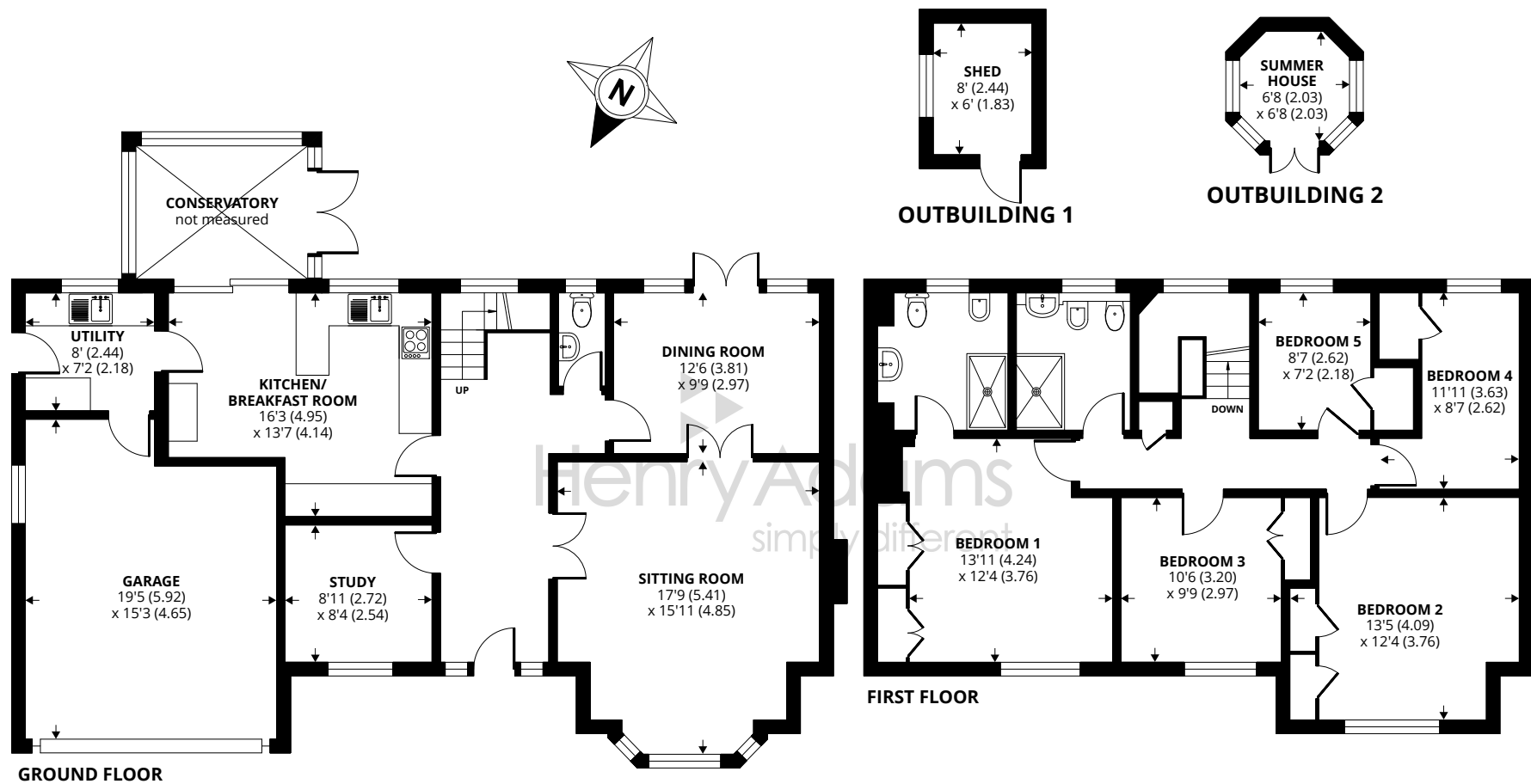
The sitting room boasts an elegant feature gas fire, perfect for cosy evenings during the colder months, while double doors enhance the sense of space and light. A bay window floods the room with natural light, enhancing the relaxing ambience. Adjacent to the sitting room is the sophisticated dining room, complete with French doors that open onto a delightful patio terrace, providing panoramic views of the landscaped garden.

The ground floor offers a convenient cloakroom and a generously sized coat cupboard, providing ample storage space. Additionally, a well-appointed study offers a quiet sanctuary for work or relaxation. For culinary enthusiasts, the kitchen is both functional and stylish, equipped with quality appliances and ample storage. There is also space for a breakfast table, making it the perfect spot for informal dining. Off the kitchen is the utility room with external side access and internal access to the garage. The kitchen seamlessly opens up into the conservatory, allowing natural light to permeate while providing a pleasant view of the expansive garden.









Approximate Area = 1831 sq ft / 170.1 sq m (Excludes Conservatory)

Outbuildings = 87 sq ft / 8 sq m

Garage = 274 sq ft / 25.4 sq m

Total = 2192 sq ft / 203.5 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

On the first floor, you will find the main bedroom, complete with fitted wardrobes and an indulgent en-suite shower room. Two further double bedrooms also feature fitted wardrobes, ensuring ample storage space. There are two additional bedrooms and a family shower room on this floor, catering to the needs of larger families.

The family bathroom on the first floor boasts luxurious features such as heated floors, an automatic toilet, a double shower, and a bidet, allowing for the ultimate in relaxation and comfort.

The property's outdoor space is a true highlight, featuring a large, meticulously landscaped garden with a serene pond, a patio area perfect for outdoor entertaining, a delightful summerhouse, and a practical garden shed. The gardens surrounding the property are filled with an abundance of colour, including stunning acers, further enhancing the beauty of the outdoor space. Furthermore, the property benefits from a double garage with an electric car charger point, ensuring convenience and sustainability. Ample driveway parking is also available.

In summary, this splendid 5-bedroom detached house offers a harmonious blend of style, functionality, and tranquillity. With its impeccable features, high-quality finishes, and idyllic location, this property is an exceptional opportunity not to be missed.

Location

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis and squash club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24.

The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area has also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing all along the coast.

