



Colwyn | Washington Road | Storrington | West Sussex | RH20 4DE





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£950,000

A 1930's detached four bedroom family home with attractive tile hung elevations, occupying approximately 0.316 of an acre with certain aspects of the property offering views across open countryside and towards the South Downs. Internally, the property is presented in first class order with accommodation extending to 1861 sqft comprising: entrance hall, dual aspect sitting room with open fireplace, dining room with open fireplace, family room/study, ground floor cloakroom, garden room, superb re-fitted kitchen with gas fired Aga, integrated appliances and quartz working surfaces, en-suite shower room and dressing room to main bedroom and a family bathroom. Outside, there is extensive parking to the front leading to a larger than average garage/workshop, feature rear garden, timber home office/workshop and large terrace with rear access via Heather Way.

- Attractive Family Home
- Occupying approx. 0.316 of an acre
- Four Bedrooms
- Extending to 1861 sqft
- Dual Aspect Sitting Room
- Dining Room with open fireplace
- Family Room/Study
- Superb re-fitted Kitchen/Breakfast Room
- Integrated Appliances
- Ground Floor Cloakroom
- Garden Room
- En-suite & Dressing Room to Bed 1
- Family Bathroom
- Feature Rear Garden and Terrace
- Larger than average Garage
- Views from certain aspects to South Downs





Entrance Panelled front door to:

Enclosed Entrance Porch

Tiled flooring, exposed brick, double glazed window, part glazed door through to:

Entrance Hall Understairs storage cupboard, covered radiator.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin.

Inner Hallway Double glazed casement doors to terrace and gardens.

Sitting Room 15' 9" x 15' 3" (4.8m x 4.65m) Dual aspect room, radiator, uPVC double glazed windows, wooden sealed unit double glazed doors leading to terrace and gardens, feature open fireplace with granite hearth and inset with wooden mantel over.

Family Room/Study 10' 6" x 10' 5" (3.2m x 3.18m) Radiator, double glazed window bay overlooking gardens.

Dining Room 13' 1" x 11' 5" (3.99m x 3.48m) Double glazed windows, radiator, feature open fireplace with brick surround, tiled hearth and wooden mantel over.

Kitchen/Breakfast Room 13' 0" x 12' 8" (3.96m x 3.86m) Re-fitted kitchen with extensive range of wall and base units with soft closing drawers, quartz working surfaces, inset one and a half bowl single drainer sink unit with swan neck mixer tap, range of eye-level cupboards, integrated dishwasher, fridge and freezer, built-in larder cupboard, gas fired Aga oven with mantel over, double glazed windows, concealed spot lighting, tiled flooring, part glazed door to:

Garden Room 13' 11" x 13' 0" (4.24m x 3.96m) Delightful outlook over gardens, double doors, concealed spot lighting, tiled flooring, door leading to attached garage.

Stairs to:

Half Landing Double glazed windows.

Main Bedroom 15' 5" x 11' 6" (4.7m x 3.51m) Radiator, double glazed windows with delightful outlook over countryside and towards the South Downs, door to:

Walk-In Dressing Room Radiator, double glazed window.

En-Suite Shower Room Fully enclosed shower cubicle, pedestal wash hand basin, low level flush w.c., radiator.

Bedroom Two 13' 0" x 12' 3" (3.96m x 3.73m) Covered radiator, double glazed windows.

Bedroom Three 10' 10" x 9' 0" (3.3m x 2.74m) Radiator, built-in wardrobe cupboard, double glazed windows.

Bedroom Four 10' 4" x 8' 4" (3.15m x 2.54m) Radiator, double glazed windows.

Family Bathroom Panelled bath with fitted shower attachment, pedestal wash hand basin, low level flush w.c., mainly tiled walls, double glazed windows, built-in shelved linen cupboard housing insulated copper cylinder.

Outside

Front Garden Wooden gate leading to extensive gravelled parking area leading to attached garage, raised shaped lawned areas, screened by hedging.

Attached Larger Than Average Garage 16' 5" x 13' 1" (5m x 3.99m) Power and light, wall-mounted 'Worcester' gas boiler, overhead storage area, Velux window. Utility area for washing machine and dryer.

Rear Garden Being a feature of the property with large raised stone terrace and pergola, further lawned areas with vegetable plot, various fruit trees, timber home office/workshop of **15'8 x 9'1**, greenhouse, offering a high degree of privacy, screened by hedging. Rear access via Heather Way.

EPC Rating: Band D.



Washington Road, Storrington, Pulborough, RH20

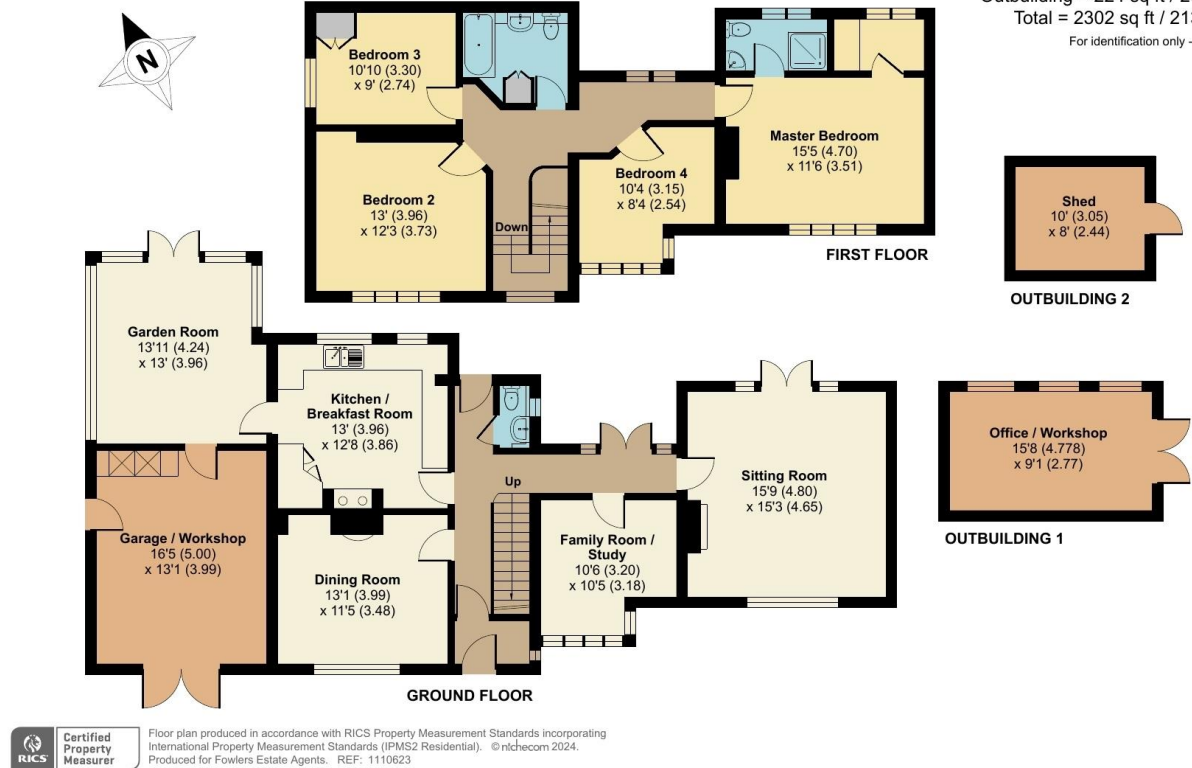
Approximate Area = 1861 sq ft / 172.8 sq m

Garage = 217 sq ft / 20.1 sq m

Outbuilding = 224 sq ft / 20.8 sq m

Total = 2302 sq ft / 213.7 sq m

For identification only - Not to scale



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



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