



BRACKEN LANE, STORRINGTON

THIS WELL PROPORTIONED 4 BEDROOM (2 EN-SUITE) BUNGALOW IS SET IN 0.5 ACRES OF BEAUTIFUL GARDENS. RECENTLY EXTENDED AND RENOVATED TO CREATE A HOME WITH A WELL DESIGNED OPEN PLAN LAYOUT. DOUBLE GARAGE, CAR PORT & PARKING.

PROPERTY FEATURES

HOUSE

- 4 DOUBLE BEDROOMS 2 WITH EN-SUITES
- LARGE SITTING ROOM, LEADING TO DINING AREA & KITCHEN
- MASTER BEDROOM SUITE OPENING OUT ONTO THE LARGE REAR PATIO
- BRIGHT & LIGHT PROPERTY WITH LOVELY VIEWS OVER THE GARDEN
- GREAT PROPERTY FOR ENTERTAINING
- A HIDDEN PANTRY/UTILITY ROOM

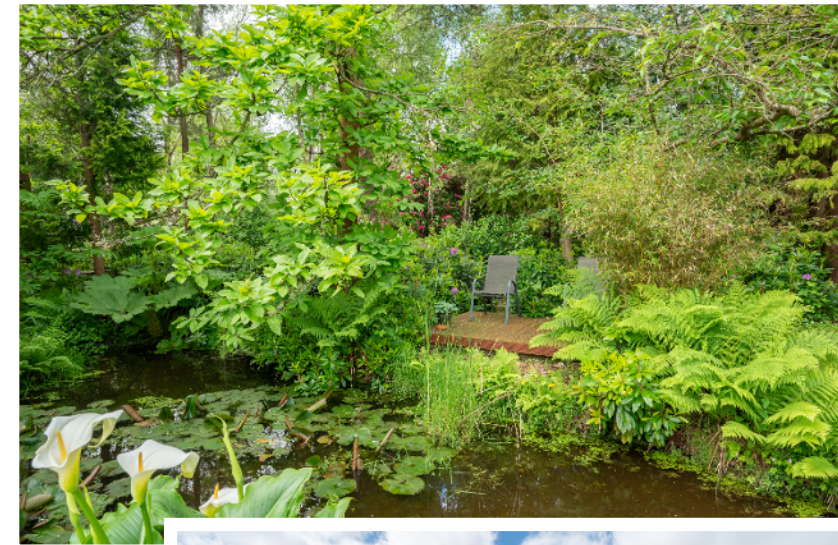
OUTSIDE

- PRIVATE REAR GARDEN WITH A POND & SEATING AREA
- LARGE REAR PATIO (ACCESS FROM, DINING ROOM, SITTING ROOM AND MASTER BEDROOM)
- PLOT SIZE 0.5 ACRES
- PRIVATE DRIVEWAY AMPLE PARKING, DOUBLE GARAGE & CAR PORT
- GARDEN ROOM FOR STORAGE

THE AREA

- STORRINGTON IS A LIVELY VILLAGE WITH WAITROSE SUPERMARKET, DOCTORS, DENTIST, LIBRARY, CAFES AND OTHER INDEPENDENT SHOPS & FACILITIES.
- STORRINGTON HAS A PRIMARY SCHOOL AND LOWER SECONDARY SCHOOL.
- PULBOROUGH TRAIN STATION IS 5.5MILES (DIRECT TRAIN TO VICTORIA)





ACCESSED DOWN A PRIVATE DRIVE THIS 1940'S BUNGALOW HAS BEEN LOVINGLY EXTENDED AND RENOVATED BY THE CURRENT OWNER TO CREATE A FANTASTIC MODERN FAMILY HOME.

THE LARGE OPEN PLAN LIVING AREA IS FLOODED WITH LIGHT. DESIGNED WITH CLEVERLY 'ZONED' AREAS THIS PROPERTY IS IDEAL FOR ENTERTAINING FRIENDS & FAMILY. DOORS OPENING ONTO THE LARGE PATIO LINK THE HOUSE AND GARDEN. THERE IS A COSY WOOD BURNER FOR THE COLDER NIGHTS.

EACH OF THE 4 BEDROOMS ARE GOOD SIZED DOUBLE ROOMS, TWO WITH MODERN EN-SUITE BATHROOMS. THE MASTER BEDROOM ALSO HAS DOORS DIRECT ONTO THE PATIO.

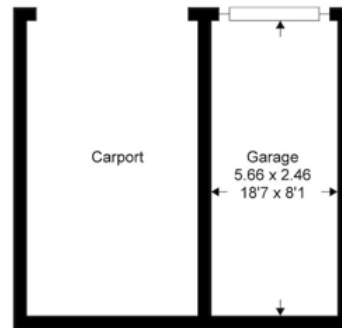
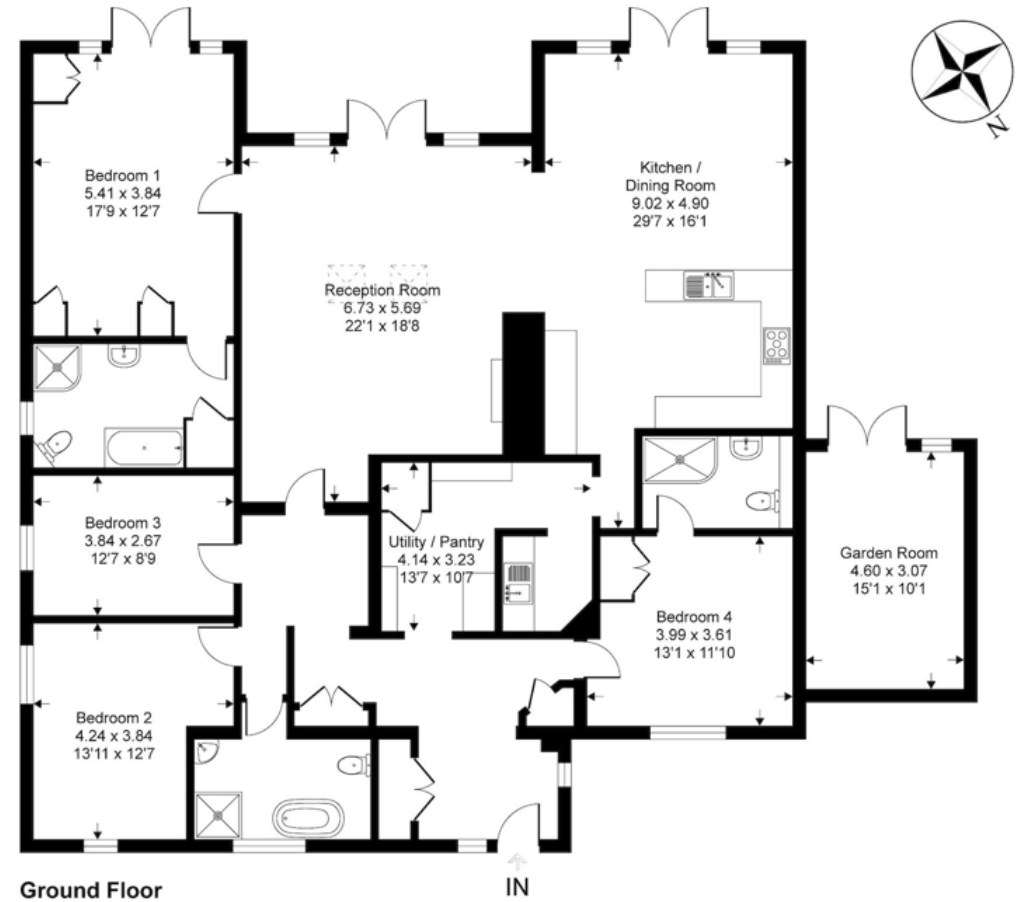
THE LARGE SOUTH WEST REAR GARDEN HAS A LAWNED AREA, A WILD MEADOW AND A POND WITH SEATING. THE WHOLE GARDEN IS TRANQUIL AND PRIVATE.

THE PROPERTY HAS AMPLE STORAGE, A GARDEN STORE ROOM, A DOUBLE GARAGE AND CAR PORT WITH PLENTY OF PARKING.



Bracken Lane, RH20

Approximate Gross Internal Area = 201 sq m / 2163 sq ft
 Approximate Garage Internal Area = 14 sq m / 149 sq ft
 Approximate Outbuilding Internal Area = 14 sq m / 150 sq ft
 Approximate Total Internal Area = 229 sq m / 2462 sq ft
 (excludes carport)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	69 C
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: G

COUNCIL: HORSHAM DISTRICT COUNCIL

SERVICES: OIL, (CALOR GAS FOR COOKING) & MAINS SEWERAGE

TENURE: FREEHOLD

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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