





Offers Over £1,600,000 Freehold

A unique property dating back to 1903 with feature high ceilings, views towards the South Downs, 2/3 bedroom annexe & pool.

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- ▶ **Grand dining hall with snug area complete with wood burner**
- ▶ **Double doors to drawing room with music room off**
- ▶ **Garden room overlooking terrace**
- ▶ **Lovely kitchen with Aga and large central island with breakfast area**
- ▶ **Principal bedroom suite with dressing room and bathroom**
- ▶ **Three further bedrooms with one en-suite and family bathroom**
- ▶ **Annexe with kitchen, sitting room, 2/3 bedrooms**
- ▶ **Double car barn with storage and ample parking**

Located in a picturesque setting with captivating views towards the South Downs, this exceptional 4-bedroom detached house is a testament to timeless elegance and grandeur. Boasting a unique 1903 design, this property offers a luxurious lifestyle with a 2/3 bedroom annexe and an impressive swimming pool complex.

Upon entering, you are greeted by a grand dining hall featuring high ceilings and a delightful snug area complete with a wood burner, creating a cosy ambience for gatherings. The door leads to a sophisticated drawing room with a charming music room adjacent, ideal for relaxation and entertainment.

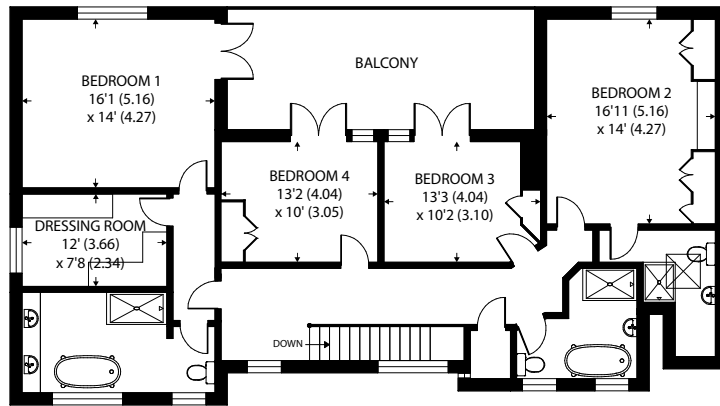
The property features a garden room that overlooks the terrace and grants access to the hall, drawing room, and kitchen, seamlessly connecting indoor and outdoor living spaces. The spacious kitchen is a culinary delight, equipped with an Aga, a large central island with a breakfast area, and a utility room, offering practicality and style. The kitchen is equipped with high-end appliances including an Aga, Neff oven, microwave, wine fridge, larder fridge, and dishwasher, catering to all culinary needs.

The principal bedroom suite exudes luxury, featuring a dressing room, a lavish bathroom, and access to a balcony, perfect for enjoying the panoramic views. Three additional bedrooms, one with an en-suite, and a family bathroom provide ample accommodation for family and guests. Bedrooms three and four also have access to the balcony.



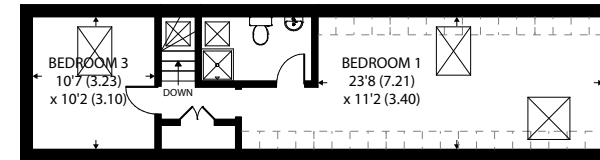
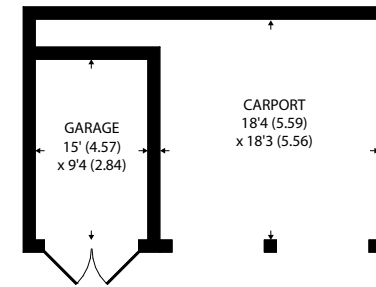




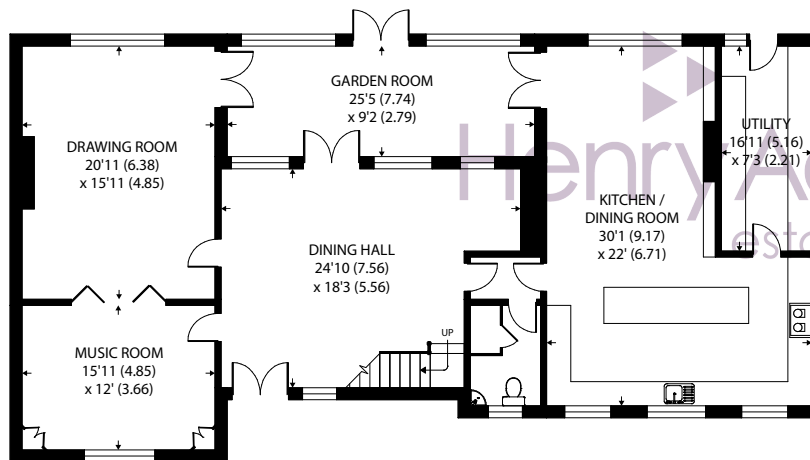


FIRST FLOOR

Denotes restricted head height



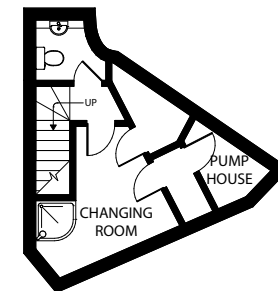
ANNEXE FIRST FLOOR



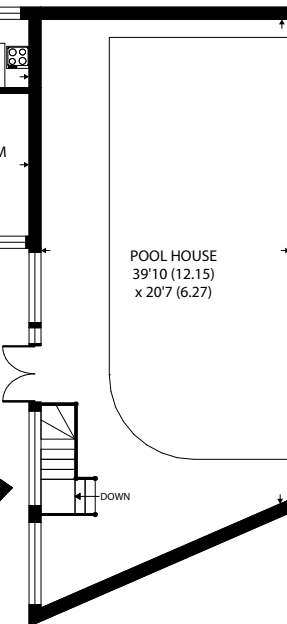
GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE LOWER GROUND FLOOR



Approximate Area = 3377 sq ft / 313.7 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Annexe = 2165 sq ft / 201.1 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 5762 sq ft / 535.3 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.

The annexe offers a fully functional kitchen, a comfortable sitting room, and 2/3 bedrooms, with the potential for two bathrooms, providing additional living space for extended family or guests. The indoor swimming pool complex is a highlight of this property, complete with a gym area, changing rooms, and a cloakroom, offering a resort-like experience at home.

Further enhancing the property is a double car barn with storage and ample driveway parking, ensuring convenience for multiple vehicles.

The main house's bathrooms have been refurbished to a high standard, combining modern luxury with classic charm. The south-facing gardens feature a patio terrace, various sitting areas, a large garden shed, and a storage area, providing an idyllic outdoor space for relaxation and recreation.

This property offers a rare opportunity to experience refined living in a prestigious location close to the village centre and all amenities.

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 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 centres all along the coast.



