



Middleham | Woodpecker Lane | Storrington | West Sussex | RH20 4DB





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£1,450,000

An attractive individual four bedroom home with Sussex flint elevations, located within this highly regarded private lane within walking distance of the village centre. Set in beautiful gardens occupying approximately 0.5 of an acre, the property offers generous sized accommodation extending to 2958 sqft and comprises: spacious reception hall, dual aspect sitting room with feature fireplace, dining room, superb open plan kitchen/breakfast room/say room with integrated appliances and granite working surfaces, conservatory, study with built-in furniture, master bedroom with large en-suite, dressing room and balcony offering views towards the South Downs. Outside, the property is approached via a private driveway with extensive parking leading to a detached double garage with office/gym. The rear garden offers a high degree of privacy with a large terraced area.

- Individual Detached Home
- Spacious Entrance Reception Hall
- Superb open plan Kitchen/Breakfast/Day Room
- Balcony with views to the South Downs
- Highly regarded private lane
- Dual aspect Sitting Room with feature fireplace
- Range of integrated appliances
- Beautiful Gardens of approx. 0.5 of an acre
- Extending to 2958 sqft
- Dining Room
- Conservatory
- Detached Double Garage with office/gym
- Four Double Bedrooms
- Study
- En-suite to Bedrooms 1 and 2
- Extensive parking with in and out driveway





Entrance Leaded light panelled front door to:

Spacious Reception Hall 13' 3" x 12' 10" maximum" (4.04m x 3.91m) Covered radiator, built-in cloaks cupboard.

Ground Floor Cloakroom Low level flush w.c., pedestal wash hand basin, fully tiled.

Dual Aspect Sitting Room 26' 9" maximum" x 15' 7" into bay" (8.15m x 4.75m) Feature gas coal effect fire with carved stone fire surround, hearth and mantel over with feature recessed alcove with downlighting, two covered radiators, uPVC double glazed windows, double glazed French doors leading to terrace and gardens.

Dining Room 16' 5" into bay" x 12' 10" maximum" (5m x 3.91m) Covered radiator, double glazed windows.

Study 11' 2" maximum" x 7' 7" maximum" (3.4m x 2.31m) Built-in furniture with drawers, display cupboard, double glazed windows, radiator.

Superb Open Plan Kitchen/Breakfast Room/Day Room 24' 4" maximum" x 21' 9" maximum" (7.42m x 6.63m) Extensive range of wall and base units with black granite working surfaces, central breakfast island with under-seating, black granite working surface and inset sink with boiling water and drinking water taps, inset five ring gas hob

with glass and chrome extractor over and downlighting, twin stainless steel fan assisted ovens, built-in wine rack, integrated dishwasher, range of eye-level cupboards with crockery display unit with downlighting, inset one and a half bowl stainless steel sink unit with groove drainer and swan neck mixer tap, further built-in storage cupboards with recessed area suitable for housing American style fridge/freezer with pull-out drawer and spice rack, porcelain tiled flooring with underfloor heating, square archway through to:

Conservatory 12' 8" maximum" x 10' 7" maximum" (3.86m x 3.23m) Exposed brick walls, covered radiator, two radiators, French doors leading to terrace and garden.

Stairs to:

First Floor Landing Access to loft space, two radiators, shelved linen cupboard.

Master Bedroom Suite 26' 8" x 12' 3" (8.13m x 3.73m) Dual aspect uPVC double glazed windows, two air-conditioning vents, archway through to:

En-Suite Bathroom Bath, semi-circular shower, various shower attachments and power jets, inset wash hand basin with mirror and downlighting, low level flush w.c.

Walk-in Dressing Room Built-in shelving and hanging space and wardrobe cupboard cupboards, double glazed doors leading to:

South Facing Balcony Views towards the South Downs.

Bedroom Two 16' 5" into bay" x 12' 10" maximum" (5m x 3.91m) uPVC double glazed window bay, covered radiator, built-in wardrobe cupboards, air conditioning vent, door to:

En-Suite Bathroom Inset bath with enclosed semi-circular shower, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, fully tiled walls, concealed spot lighting.

Bedroom Three 19' 1" into bay" x 12' 0" maximum" (5.82m x 3.66m) Radiator, dual aspect leaded light double glazed windows.

Bedroom Four 11' 9" maximum" x 10' 7" maximum" (3.58m x 3.23m) Radiator, uPVC double glazed windows.

Family Bathroom Inset bath, pedestal wash hand basin, low level flush w.c., fully enclosed shower cubicle, tiled flooring and walls.

Outside

Front Garden Automatic cast iron double gates leading to extensive driveway parking area for several vehicles with in and out driveway, lawned areas and brick walling, offering a high degree of privacy, mature trees and shrubs.

Detached Double Garage 18' 0" x 17' 10" (5.49m x 5.44m) Automatic up and over door, power and light, archway through to:

Home Gym/Office 13' 10" maximum" x 8' 8" maximum" (4.22m x 2.64m)

Rear Garden Large paved terraced area, steps up to formal shaped lawned areas, offering a high degree of privacy, screened by mature trees and shrubs.

EPC Rating: Band D.



Woodpecker Lane, Storrington, Pulborough, RH20

Approximate Area = 2958 sq ft / 274.7 sq m (includes garage)

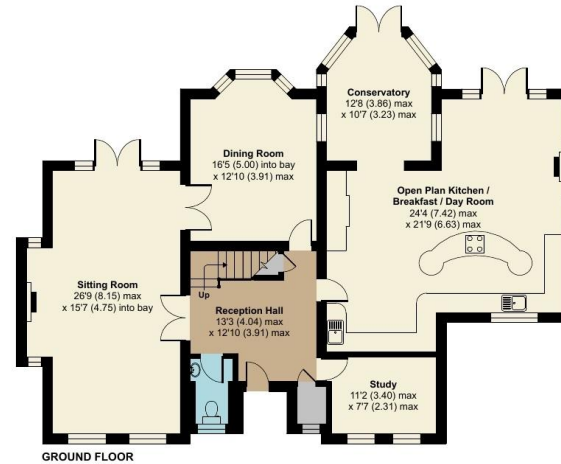
Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 460 sq ft / 42.7 sq m

Total = 3436 sq ft / 319.2 sq m

For identification only - Not to scale

Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Fowlers Estate Agents. REF: 1138590



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



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