





Offers over £750,000 Freehold

First time to the market in over 20 years a beautifully presented cottage with lovely gardens



- ▶ Large entrance lobby / study
- ▶ Sitting room with wood burner and French doors to garden
- ▶ Vaulted kitchen with integrated appliances and hand built units
- ▶ Dining room
- ▶ Two double bedrooms
- ▶ Third single room / dressing room
- ▶ Refitted bathroom with separate shower
- ▶ Lovely cottage gardens with a variety of plants and shrubs
- ▶ Single garage, driveway parking and electric car charge point

In a picturesque setting, this charming 3-bedroom detached cottage presents a unique opportunity to acquire a beautifully presented home that exudes character and warmth.

This lovingly maintained property, making its first appearance on the market in over two decades, boasts a large lobby/study upon entering, setting the tone for the relaxed and inviting ambience found throughout. The sitting room captures the essence of cosy evenings with its wood burner and French doors that lead out to the garden, providing a seamless indoor-outdoor living experience. The vaulted kitchen is hand built, complete with integrated appliances and a bespoke range of cupboards, while the adjacent dining room offers the perfect space to entertain.

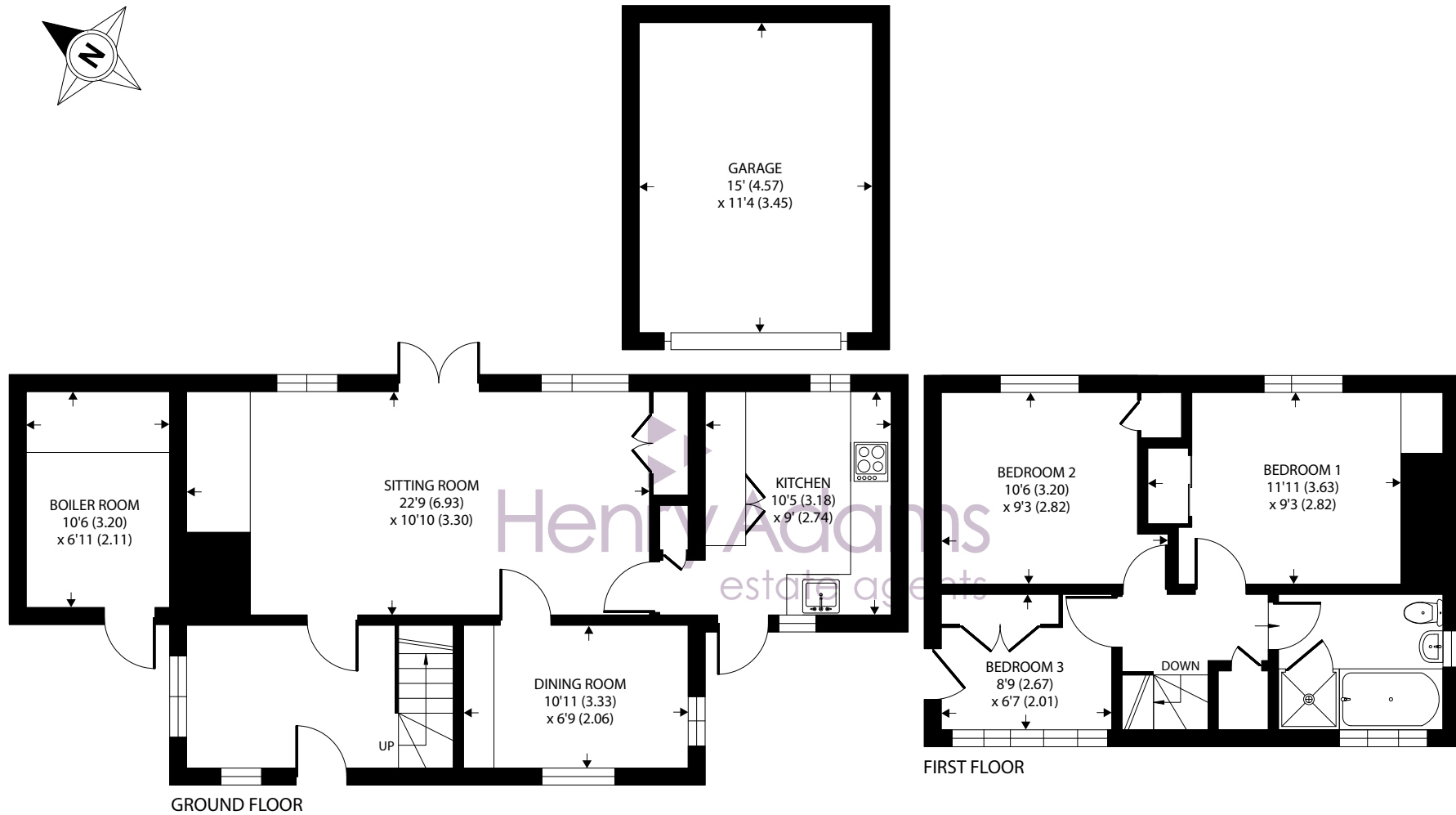
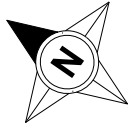
The two double bedrooms offer ample space and comfort, with an additional single room that may also serve as a dressing room, catering to a variety of lifestyle needs. The refitted bathroom is a sanctuary in itself, featuring a separate shower and modern fixtures for ultimate relaxation.

Outside, the property continues to impress with its enchanting cottage gardens, boasting a diverse array of plants and shrubs that create a tranquil and picturesque backdrop for outdoor enjoyment. A hawthorn hedge lines the boundary of the garden, adding a touch of privacy and charm.









Approximate Area = 919 sq ft / 85.3 sq m

Boiler = 72 sq ft / 6.6 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1161 sq ft / 107.6 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 vegetable garden provides a space for those with green thumbs to cultivate their own produce, while a single garage, driveway parking, and an electric car charge point offer convenience and practicality for modern living. Whether unwinding in the serene outdoor spaces or cosying up by the fireplace indoors, this property offers a rare opportunity to embrace a harmonious blend of traditional charm and modern comforts in an idyllic countryside setting.

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 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.

