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Paddock Rise | Amberley Road | Storrington | West Sussex | RH20 4JQ





# Paddock Rise

Amberley Road | Storrington | West Sussex | RH20 4JQ

£999,950

A substantial five bedroom family home occupying this generous plot of 0.5 of an acre, located approximately 1/2 a mile from the village centre. Internally, the property offers versatile accommodation extending to 2095 sqft comprising: entrance hall, sitting room, snug with feature wood burner, kitchen/breakfast room, dining/garden room, large utility room, ground floor cloakroom, en-suite Jack and Jill bathroom and family shower room. Outside, there is a large raised terrace, beautiful south aspect gardens, extensive driveway parking and detached double garage.

- Substantial Detached Home
- Five Bedrooms
- Extending to 2095 sqft
- Occupying 0.5 of an acre
- Entrance Hall
- Sitting Room
- Snug with Wood Burning Stove
- Kitchen/Breakfast Room
- Large Utility Room
- Dining/Garden Room
- En-suite Jack and Jack Bathroom
- Family Shower Room
- Beautiful south aspect Woodland gardens
- Raised Terrace
- Detached Double Garage
- Extensive Driveway Parking





**Entrance** Panelled hardwood front door to:

**Entrance Hall** Radiator, wood flooring.

**Ground Floor Cloakroom** W.C., double glazed window.

**Snug 12' 1" x 11' 3" (3.68m x 3.43m)** Cast iron wood burner with granite hearth and oak mantel over, oak flooring, double glazed sash windows, picture rails, archway with exposed beam through to:

**Dining/Garden Room 24' 4" x 10' 8" (7.42m x 3.25m)** Oak flooring, two radiators, uPVC double glazed windows, doors leading to rear garden, sky lantern, concealed spot lighting, electric blinds, archway through to:

**Open Plan Sitting Room 15' 10" x 12' 1" (4.83m x 3.68m)** Archway through, exposed beam, oak flooring, radiator, picture rails.

**Kitchen/Breakfast Room 23' 1" x 17' 3" (7.04m x 5.26m)** Triple aspect with double glazed windows, custom built kitchen with ceramic single drainer sink unit with under-shelving, space for gas Range cooker with extractor over, space and plumbing for dishwasher, three radiators,

walk-in larder cupboard with built-in shelving, double set of French double glazed patio doors leading to garden terrace, oak flooring.

**Utility Room 12' 3" x 10' 1" (3.73m x 3.07m)** Ceramic drainer sink unit, fully fitted cupboard and drawers, spaces for washing machine, fridge and tall upright freezer, double glazed window, radiator, tiled floor.

**Stairs to:**

**First Floor Landing** Sky light, double glazed window, wooden varnished flooring.

**Split-Level Landing Area** Built-in shelving, wooden varnished flooring.

**Bedroom One 12' 6" x 12' 2" (3.81m x 3.71m)** Radiator, double glazed sash windows, cast iron fireplace with surround and door leading to:

**En-Suite Jack and Jill Bathroom 'P'** shaped jacuzzi bath with folding glass and chrome screen with overhead soaker, inset wash hand basin, heated chrome towel rail, low level flush w.c., extractor fan, built-in bathroom cabinet, wooden varnished flooring.

**Bedroom Two 12' 2" x 10' 0" (3.71m x 3.05m)** Dual aspect, double glazed windows, radiator, wall-mounted vanity wash hand basin with toiletries cupboards under, corner walk-in double shower with glass and chrome screen with fitted independent shower unit, radiator, ladder access to fully boarded loft.

**Bedroom Three 13' 8" x 12' 3" (4.17m x 3.73m)** Radiator, double glazed sash windows, built-in sliding wardrobe cupboards.

**Bedroom Four 10' 2" x 10' 0" (3.1m x 3.05m)** Accessed from the adjoining staircase, radiator, double glazed windows.

**Bedroom Five/Study 10' 2" x 6' 10" (3.1m x 2.08m)** Radiator, built-in shelving, access to loft space.

**Family Shower Room** Walk-in double shower with glass and chrome screen with overhead soaker and wall-mounted taps, low level flush w.c., pedestal wash hand basin, heated chrome towel rail, extractor fan, varnished wood flooring.

**Outside**

**Front Garden** Ranch style fencing, shaped lawned area, vegetable plots, raised compost areas, paved pathway and patio with raised flower and shrub borders, timber storage shed, extensive gravelled driveway parking for several vehicles, leading to:

**Detached Double Garage 16' 5" x 16' 3" (5m x 4.95m)** Folding doors.

**Rear Garden** Being a feature of the property predominantly south facing with large raised stone terraced area, shaped lawned areas with fish pond with water feature, steps up to woodland area of garden with mature trees and shrubs, cedarwood greenhouse, summerhouse, storage sheds, screened by fencing panelling and ranch style fencing.

**EPC Rating:** Band C.



# Amberley Road, Storrington, Pulborough, RH20

Approximate Area = 2095 sq ft / 194.6 sq m  
 Garage = 267 sq ft / 24.8 sq m  
 Outbuilding = 70 sq ft / 6.5 sq m  
 Total = 2432 sq ft / 225.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Fowlers Estate Agents. REF: 1258319



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