



The Oaks | 12 Warren Croft | Storrington | RH20 4BE





The Oaks

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£775,000

A substantial five bedroom family home occupying this highly regarded cul-de-sac approximately 3/4 mile from the village centre, backing onto open fields to the rear. Internally, the property extends to 2318 sqft offering versatile accommodation comprising: superb triple aspect first floor sitting room with vaulted ceiling and door leading onto large roof terrace, ground floor dining room, ground floor reception, ground floor bedroom/study, kitchen/breakfast room, three first floor double bedrooms with en-suite to main bedroom and a family bathroom. Outside, there is extensive parking to the front leading to an attached double garage and the rear garden is a feature of the property with a westerly aspect.

- Substantial Family Home
- Extending to 2318 Sqft
- Backing onto open fields to the rear
- Occupying 0.34 of an acre
- 1st Floor Sitting Room with vaulted ceiling
- Large Roof Terrace
- Ground Floor Dining Room/Bedroom
- Ground Floor Sitting Room
- Study/Reception Room
- En-suite to Main Bedroom
- Family Bathroom
- Kitchen/Breakfast Room
- Beautiful west aspect gardens
- Detached Double Garage
- Extensive Driveway Parking
- No Forward Chain

Entrance Panelled wooden double doors leading to:

Enclosed Entrance Porch Part glazed door to:

Entrance Hall Radiator, two built-in cloaks cupboards.

Kitchen/Breakfast Room 20' 9" x 10' 0" (6.32m x 3.05m) Range of wall and base oak units, onyx effect working surfaces, stainless steel one and a half bowl single drainer sink unit with integrated fan assisted oven and grill, four ring 'Miele' electric hob with extractor over, space and plumbing for dishwasher, part tiled walls, telephone point, uPVC double glazed windows overlooking rear garden, door to enclosed loggia with door to garden.

Utility Area Space and plumbing for washing machine, built-in storage cupboards, working surfaces.

Ground Floor Dining Room/Bedroom 12' 10" x 12' 3" (3.91m x 3.73m) Dual aspect double glazed windows, radiator.

Ground Floor Reception Room 13' 0" x 11' 11" (3.96m x 3.63m) Radiator, sliding double glazed French doors to patio and rear garden.

Ground Floor Study/Bedroom 10' 5" x 9' 6" (3.18m x 2.9m) Radiator, uPVC double glazed windows, built-in folding wardrobe cupboard.

Stairs to:

Half Landing Double glazed windows, and stairs to:

First Floor Landing Access to loft space, radiator, shelved linen cupboard with insulated copper cylinder.

Feature Triple Aspect Sitting Room 22' 9" x 14' 3" (6.93m x 4.34m) Open fireplace with brick surround, vaulted pine ceiling, two radiators, sliding double glazed door leading to:

Roof Terrace 16' 8" x 16' 5" (5.08m x 5m) Wrought iron balcony.

First Floor Main Bedroom 12' 8" x 10' 1" (3.86m x 3.07m) Radiator, double glazed windows with views across open fields and towards the South Downs, built-in sliding mirrored wardrobe cupboards, door to:

En-Suite Bathroom Fully enclosed shower cubicle with independent shower unit, inset wash hand basin with toiletries cupboards under, bidet, low level flush w.c., mirror with downlighting, heated chrome towel rail, fully tiled walls, tiled flooring.

First Floor Bedroom Two 11' 1" x 9' 7" (3.38m x 2.92m) Radiator, uPVC double glazed windows.

First Floor Bedroom Three 10' 5" x 9' 8" (3.18m x 2.95m) Built-in wardrobe cupboards, radiator, double glazed windows.

Separate Cloakroom Low level flush w.c., pedestal wash hand basin, radiator, wall-mounted 'Potterton' boiler, double glazed window.

Outside

Front Garden Extensive tarmac driveway parking for several vehicles, attractive shaped flower and shrub borders, leading to:

Attached Double Garage 18' 9" x 18' 3" (5.72m x 5.56m) Twin up and over doors.

Rear Garden Being a feature of the property, predominantly west facing with large paved terraced area, enclosed by trellising, further shaped lawned areas, pergola, outside water tap, with a stream to the rear of the garden bordering open fields to the rear, rosary.

Further Side Section of Garden Patio area, timber garden shed of 10'10" x 7'7", greenhouse.

EPC Rating: Band D.





Warren Croft, Cootham, Pulborough, RH20

Approximate Area = 2318 sq ft / 215.3 sq m (includes garage)

Shed = 81 sq ft / 7.5 sq m

Total = 2399 sq ft / 222.8 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: 1319021



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