



Keepers Mount | Hampers Lane | Storrington | West Sussex | RH20 3HZ





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£1,095,000

Set within the highly regarded leafy lanes of Heath Common, the property is approached via a private driveway currently occupying a generous plot size of approximately 1/2 an acre offering delightful views towards the South Downs. Internal accommodation is arranged on a split-level arrangement extending to 1846sqft, having been subject to extensive renovation to a high standard comprising: generous reception hall, dual aspect sitting room with built-in shelving and bi-folding doors to the large garden terrace, open plan kitchen/dining/day room with bespoke fitted 'Village Green' kitchen with integrated appliances, dining room and day room area with large skylight and bi-fold doors leading to garden terrace, utility room en-suite to main bedroom and a family bathroom. Outside, there is extensive driveway parking leading to a detached double garage with attractive gardens, terrace and detached studio.

- Individual Detached Home
- Split-level arrangement
- Extending to 1845sqft
- Four Bedrooms
- Highly regarded Heath Common lanes
- Occupying approx. ½ an acre
- Spacious Reception Hall
- Dual aspect Sitting Room with built-in shelving
- Superb open plan Kitchen/Dining/Day Room
- Bespoke fitted 'Village Green' Kitchen
- Extensive range of Integrated Appliances
- Utility Room
- En-suite to Main Bedroom
- Family Bathroom
- Detached Garden Studio
- Detached Double Garage





Entrance Double glazed door to:

Reception Hall Floor to ceiling glass windows, radiator, built-in shelved storage cupboard, steps up to:

Cloakroom WC, radiator, wall-mounted wash hand basin, part tiled walls, double glazed windows, tiled flooring.

Open Plan Day Room/Dining Room/Kitchen/Breakfast Room 24' 6 maximum" x 19' 4 maximum" (7.47m x 5.89m)

Kitchen Area Bespoke fitted kitchen by Village Green with quartz working surfaces and groove drainer and inset enamel sink with half bowl Butler sink with swan neck mixer tap and waste disposal unit, integrated appliances comprising: twin fan assisted electric 'NEFF' ovens and grills with inset six ring 'Smeg' gas hob with extractor hood over and downlighting, dishwasher, wine fridge, waste bin, carousel unit, integrated fridge, built-in storage cupboards with crockery display units, breakfast island with drawers and cupboards under, built-in shelving with quartz working surface, peninsula breakfast bar with built-in drawers and seating area under, tiled flooring, radiators and built in plinth heaters, concealed spot lighting.

Day Room/Dining Area Tiled flooring, twin Velux skylights, two vertical radiators, bi-folding doors leading to terrace and gardens.

Utility Room 12' 8" x 7' 0" (3.86m x 2.13m) Built-in storage cupboards and quartz working surfaces with inset Butler sink and mixer tap, fully tiled walls, space and plumbing for washing machine and tumble dryer, cupboard housing pressurised cylinder.

Dual Aspect Sitting Room 22' 0 maximum" x 13' 8 maximum" (6.71m x 4.17m) Feature gas log effect fire, two radiators, built-in 'Neville Johnson' display shelving with recess suitable for housing TV, built-in book casing with cupboards under, double glazed windows and bi-folding doors leading to terrace and gardens and concealed spot lighting.

Inner Hallway Accessed via steps down from main reception hall, built-in storage cupboards, radiator, skylight, concealed spot lighting.

Main Bedroom 19' 1 maximum" x 13' 6 maximum" (5.82m x 4.11m) Radiator, built-in wardrobe cupboards and drawers by Village Green, dual aspect with double glazed windows, door to:

En-Suite Shower Room Shower with folding glass and chrome screen and overhead soaker, push flow w.c., cylindrical wash hand basin, bidet, fully tiled walls, extractor fan, access to loft space, tiled flooring, heated chrome towel rail.

Bedroom Two 16' 10" x 8' 10" (5.13m x 2.69m) Dual aspect double glazed windows, radiator.

Bedroom Three 12' 10" x 8' 10" (3.91m x 2.69m) Double glazed windows, radiator, built-in wardrobe cupboards.

Bedroom Four 9' 3" x 8' 10" (2.82m x 2.69m) Radiator, double glazed windows.

Family Bathroom Inset bath with separate shower attachment, fully tiled walls, pedestal wash hand basin, w.c., heated chrome towel rail, tiled flooring, separate shower cubicle with fitted independent shower unit, double glazed windows.

Separate WC WC, wash hand basin, fully tiled walls, heated towel rail.

Outside

Parking Tarmac driveway with extensive parking area for several vehicles, leading to:

Detached Double Garage 20' 11" x 12' 0" (6.38m x 3.66m) Twin up and over doors, power and light.

Gardens There are gardens to all sides of the property with the plot extending to 0.48 of an acre. Tiered section of garden with raised paved patio and steps up to terrace giving views towards the South Downs, log store. Large raised stone terrace with glass balcony and outside lighting with further section of garden screened by hedging and mature trees and shrubs offering a high degree of privacy with paved walkway and steps down to further lawned section of garden.

Detached Studio 19' 8" x 16' 5" (5.99m x 5m) Underfloor heating, kitchenette area with stainless steel sink, built-in storage cupboard and fridge, built-in carousel storage cupboard, built-in shelving, concealed spot lighting, triple aspect with bi-folding doors leading to decked terrace with display up-lighting.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: <https://what3words.com> [///quintet.steam.paths](https://quintet.steam.paths)

EPC Rating: Band D.



Hampers Lane, Storrington, Pulborough, RH20

Approximate Area = 1846 sq ft / 171.4 sq m (includes garage)

Garage = 252 sq ft / 23.4 sq m

Outbuilding = 324 sq ft / 30 sq m

Total = 2422 sq ft / 225 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). © rnhcom 2026. Produced for Fowlers Estate Agents. REF: 1419117



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