



High Timbers | Fryern Road | Storrington | West Sussex | RH20 4NE





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£765,000

High Timbers is a spacious 5 bedroom family home set on a popular village road within walking distance to Storrington village centre. Accommodation comprises: large kitchen/diner/family room and conservatory. There is a large downstairs bedroom with bathroom facilities adjacent with a further 4 bedrooms, one en-suite and a family shower room upstairs. Outside there is generous parking for numerous vehicles along with a detached double garage. The rear garden is a good size laid to lawn with established shrub borders. Overall the plot extends to approximately 1/3rd of an acre.

- Spacious Five Bedroom Family Home
- Large Kitchen/Diner
- Flexible Living Space
- Parking for numerous vehicles
- Conservatory
- Close to the village centre
- Double garage
- Downstairs Bedroom/Bathroom
- Popular Location
- Family Shower Room to Upstairs
- Generous Parking Area
- Sitting Room
- Study
- Overall Plot extends to 1/3rd Acre
- Established Gardens
- Early Viewing Recommended

Entrance Hardwood front door to:

Entrance Hall 15' 6" x 8' 0" (4.72m x 2.44m) Oak strip wood floor, storage cupboard.

Inner Hallway Airing cupboard with water tank.

Shower Room 11' 0" x 8' 7" (3.35m x 2.62m) Part tiled, walk-in shower cubicle with glass screen, w.c., vanity unit with storage under.

Drawing Room 16' 5" x 12' 3 maximum" (5m x 3.73m) Gas fire with marble surround, aspect to front, inset spot lights.

Kitchen/Dining Room

Dining Area 13' 2" x 10' 0" (4.01m x 3.05m) Oak strip flooring, dual aspect.

Kitchen Area 21' 0" x 13' 5" (6.4m x 4.09m) Complete range of kitchen units, marble work tops, space for breakfast table, five ring gas hob with double oven and extractor hood over, space and plumbing for dishwasher, space for large fridge/freezer, door to garden, door to:

Rear Lobby Coat hanging space, door to front.

Utility Room Accessed via kitchen, boiler, space and plumbing for washing machine and dryer, dual aspect.

Guest Bedroom 17' 0" x 15' 0" (5.18m x 4.57m) Accessed from hallway, shelved linen cupboard, aspect to front.

Family Room 15' 2" x 11' 6" (4.62m x 3.51m) Laminate wood flooring, double doors leading to:

Conservatory 13' 6" x 10' 0" (4.11m x 3.05m) Of part brick and glazed construction, poly carbonate roof, radiator, double doors to garden.

Turning Staircase to:

First Floor Landing Radiator.

Bedroom One 18' 6" x 13' 10" (5.64m x 4.22m) Front aspect, twin built-in wardrobes, eaves storage, loft access door to:

En-Suite Bath, w.c., pedestal wash hand basin, part tiled walls.

Bedroom Two 14' 6" x 9' 6" (4.42m x 2.9m) Front aspect, eaves storage, fitted double wardrobes.

Bedroom Three 14' 6" x 9' 6" (4.42m x 2.9m) Recessed double wardrobe, pleasant outlook to rear, loft access.

Bedroom Four 13' 0" x 9' 10" (3.96m x 3m) Recessed double wardrobe, front aspect.

Shower Room Basin, w.c., shower cubicle.

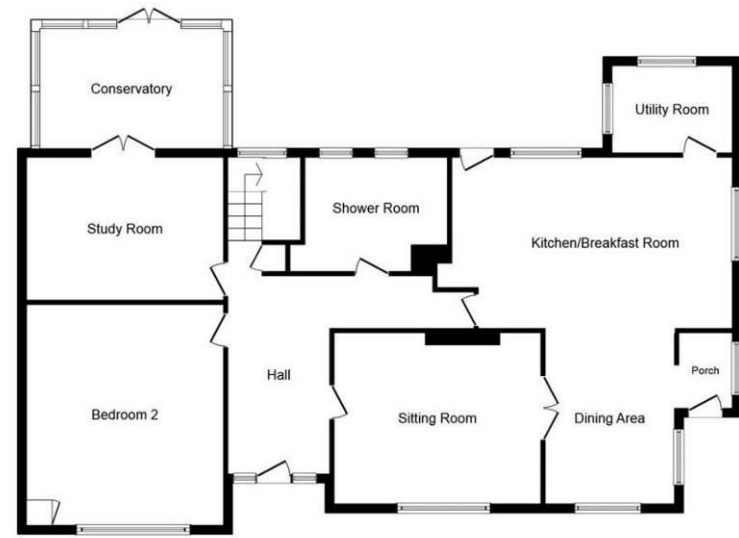
Outside

Double Garage 18' 0" x 16' 0" (5.49m x 4.88m) Twin up and over doors, personal door, eaves storage, extensive driveway parking for several vehicles.

Rear Garden Large patio area, large area of lawn with various shrubs and specimen trees.

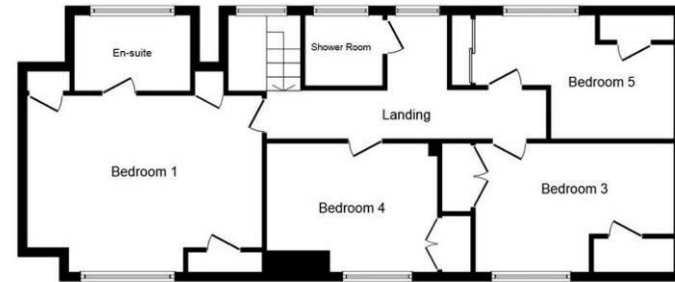
EPC Rating: Band E.





Ground Floor

Floor area 150.0 sq. m. (1,615 sq. ft.) approx



First Floor

Floor area 88.0 sq. m. (947 sq. ft.) approx

Total floor area 238.0 sq. m. (2,562 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.



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Managing Director:
Marcel Hoed

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