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Fryern Rise
Fryern Park, Storrington, West Sussex RH20 4FF

Fryern Rise

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(prior to 2007 was RH20 4HG)

The Location

Fryern Park is approached from the road to West Chiltington, about half a mile north west of Storrington village. The made-up lane runs east-west with pedestrian and residents-only gated vehicular access out to Hurston Lane on the west side of the village. Once part of Victorian ornamental gardens, the area contains some of the areas' larger homes, together with paddocks and equine grazing land.

Storrington is a thriving West Sussex village set against the stunning backdrop of the South Downs National Park. Handy for day-to-day shopping, it contains traditional shops, banks, coffee shops and restaurants/takeaways. Community amenities include the Post Office and Library. A Waitrose store (John Lewis collection point) and Costa is in Old Mill Square. Nearby walks include Sandgate Woods and The Warren (National Trust). Leisure pursuits include gliding at Parham Airfield, mountain bike trails, tennis & squash clubs as well as golf (The West Sussex). Chanctonbury Leisure Centre is accessible and schools include Steyning Grammar and Thakeham First School (formerly Rydon - Ofsted Outstanding ratings). Private schools include Dorset House and Windlesham House School.

Glorious Goodwood hosts horse racing as well as the Festival of Speed & Revival motorsport events and there is sailing from Chichester & Littlehampton harbours. Chichester, Guildford, Horsham, & Brighton all feature the big High Street shopping names as well as providing theatre, cultural and entertainment events.

Top High Street shopping names will be found in the larger centres of Horsham (about 8 miles to the north), Brighton and Chichester. All host theatre productions, plus a variety of cultural events and exhibitions when social distancing allows.

The Property

Built to a classic 1970's contemporary design, Fryern Rise is one of just two homes in a gated private drive, this property enjoying the higher ground position. True to its architectural period, the house features large picture windows (now uPVC-framed) that let natural light flood in and look out across the broad, walled gardens in front of the house to greenery and trees beyond.

The house is similar in layout to a design that won an Ideal Home award in 1971 and features versatile split-level accommodation that has a raised main sitting room, with the TV room/snug, dining room, kitchen and a cloakroom on the same level. The lower level houses the roomy reception hall as well as the main bedroom and dressing room/study suite. There is also a Laundry/utility room.

The upper level includes 4 more bedrooms and two bath/shower rooms, one en-suite.

In total there are five bedrooms and three bath/shower rooms.

Presentation throughout is to a particularly high standard with light, neutral décor tones and floor coverings.

Central heating is from a newly replaced Grant oil-fired boiler, with double glazing.

Individual 1970's design homes are enjoying new popularity, with owners enjoying their light interiors and suitability for matching period or contrasting furnishings. Fryern Rise offers excellent space and is in a lovely setting - come along and see for yourself!

Price Guide - £895,000 Freehold

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Managing Director: Clive Pightling Ref 71F12CP



Clarke & Charlesworth
Village & Country Homes in West Sussex

A wonderfully light split-level home in this exclusive private lane

A rare chance to buy a contemporary detached home in private part-walled gardens, a walk from the village and countryside



Semi-rural setting in a private lane surrounded by paddocks, grazing and light woodland

A pleasant walk from the Village and countryside | Handy pedestrian and residents' gated vehicular access to Hurston Lane

Broad, sunny gardens screened by attractive old stone walls

Approximately 1,884 sq ft (175 sq m) interior plus garages | Entrance Porch and light Reception Hall

Wonderfully light interior with large picture windows | 5 bedrooms with 3 Bath/Shower Rooms | Feature 22 x 12 ft raised Sitting Room with open views

Separate Dining Room | TV Room/Snug | 22 ft Kitchen/Breakfast Room | Cloakroom & Lobby | Lower Laundry Room/Utility |

Ground Floor Bedroom & Shower Room Suite with Dressing room/Study | 4 Upper Level Bedrooms with 2 Bath/Shower Rooms (one en-suite) |

Oil-fired heating system by radiators (New Grant boiler) | Double glazing | EPC E 54

Rear Terrace area for alfresco dining | High privacy, broad, sunny lawns screened by old brick and stone walls | Walled Rear Garden and further lawns

Extensive tarmac Drive with parking for numerous vehicles | 2 Single Garages

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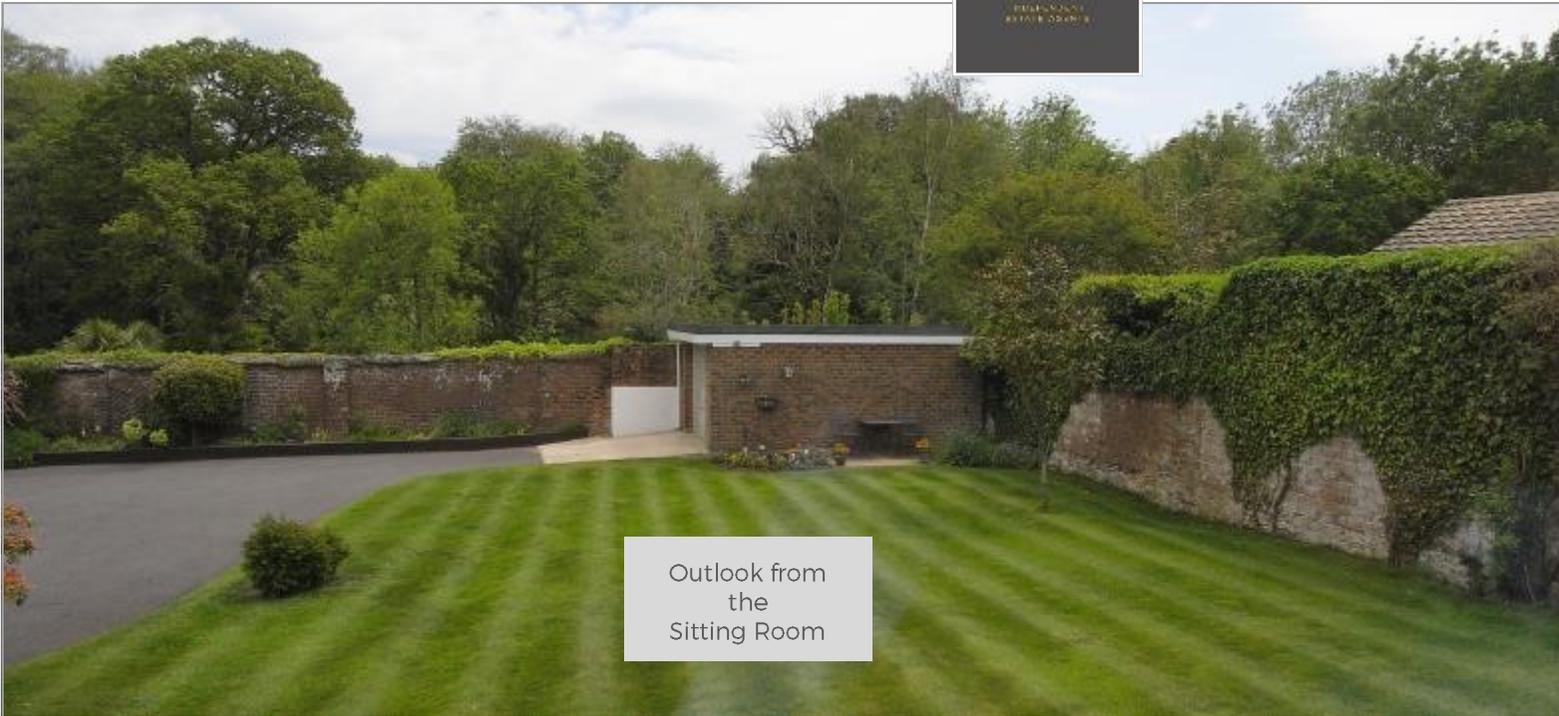




Fryern Park
The lane
nearby



Fryern Park
Entrance from
Fryern Road



Outlook from
the
Sitting Room



The Downs from
nearby at
Cootham



Fryern Rise, Fryern Park, Storrington, West Sussex RH20 4FF

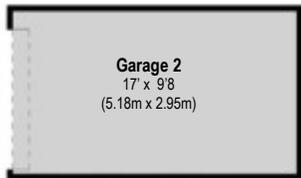
PLAN FOR ILLUSTRATION ONLY

Do not scale from drawing. If any measurement is critical, please verify by visit

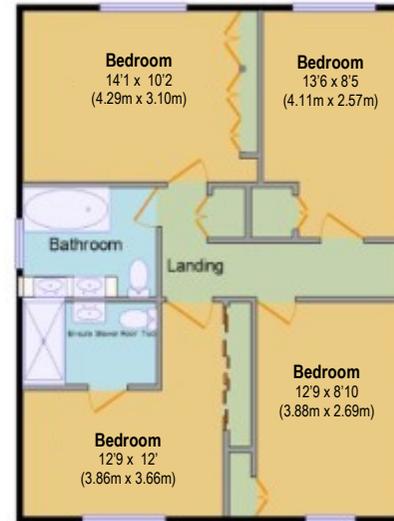


Total approx floor area: 2406.7 IP (223.0 m²)
 Ground Floor: 1752.2 IP (161.1 m²)
 1st Floor: 658.0 IP (63.9 m²)

Ground Floor



Garage 2 not shown in relative position to the property



1st Floor



IMPORTANT NOTICE

These details have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that services, appliances, equipment or facilities are in working order. Any area, distance or measurement is given as a guide only and should not be relied upon. Do not scale from floorplans, which are provided as a schematic guide. If any details are fundamental, please contact us for information. We also advise checking availability before travelling to view any property. Pictures do not necessarily imply that an item shown is included in a sale, and wide angle imaging is used to include greater detail than a standard camera lens.

THESE DETAILS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT

Directions From Storrington High Street turn north by HSBC Bank into Old Mill Drive. At the T-junction with Fryern Road, turn left towards West Chilington. Continue through the double bends, turning left at the sign for Fryern Park, before Melton Drive on the right. Continue down the lane (speed humps), bearing left at the fork then keep right, go over the little bridge and Fryern Rise drive is the 2nd slightly uphill on the left.

Viewing Strictly by appointment with the sole agents 01903 74 12 12 or email us at: property@clarkeandcharlesworth.com

How to find us Turn into Church Street from the High Street opposite the Post Office and we are 50m on the left, near Number Thirteen Thai restaurant. 20 minute free parking is usually available in front of our office.

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