



Beech Tree Corner | Georges Lane | Storrington | West Sussex | RH20 3JH

 **FOWLERS**
ESTATE AGENTS



Beech Tree Corner

Georges Lane | Storrington | West Sussex | RH20 3JH

£725,000

An individually built four bedroom home occupying this superb elevated position located on the fringes of Storrington village close to the Warren Hill, National Trust home. Internal accommodation extends to 2209sqft comprising: spacious reception hall, living room/dining room/kitchen with feature cast iron wood burner, utility room, family room, uPVC conservatory, main bedroom with large walk-in dressing area with approved plans to create an en-suite. There is also a family bathroom and sauna. Outside, there is extensive driveway parking, a detached double garage with mezzanine floor, mature gardens surround the property with steps leading up to tiered sections of garden with lawned areas, offering a high degree of privacy.

- Individual Detached Home
- Unique Elevated Position
- Close to National Trust Home
- Fringes of Storrington village
- Four double Bedrooms
- Spacious Reception Hall
- Open plan Kitchen/Dining/Living Room
- Utility Room
- Family Room
- Conservatory
- Main Bedroom with walk-in dressing area
- Family Bathroom with Sauna
- Extending to 2209sqft
- Tiered Gardens and terraced areas
- Detached Double Garage
- No Chain

Entrance Door to:

Enclosed Entrance Porch Tiled flooring, panelled door leading to:

Reception Hall Bank radiator.

Open Plan Living Room/Dining Room/Kitchen

Living Area 22' 10 maximum" x 22' 6 maximum" (6.96m x 6.86m) Triple aspect leaded light windows, cast iron feature fireplace, bank radiator.

Dining Area Bank radiator.

Kitchen 17' 10 maximum" x 11' 11 maximum" (5.44m x 3.63m) Range of black granite working surfaces with twin Butler sink and swan neck mixer tap with further drawers and cupboards under, integrated 'NEFF' fan assisted oven and separate grill, bank radiator, oak style flooring, leaded light double glazed windows, built-in shelved storage cupboard, door accessing side garden.

Utility Room 8' 11" x 6' 3" (2.72m x 1.91m) Range of working surfaces, built-in storage cupboards, cupboard housing boiler, door to:

Ground Floor Cloakroom WC, bank radiator, pedestal wash hand basin, window.

Family Room 11' 11" x 11' 10" (3.63m x 3.61m) Dual aspect with bank radiator, exposed wood flooring.

Stairs to:

First Floor Galleried Landing Vertical radiator.

Bedroom One 22' 10 maximum" x 11' 6" (6.96m x 3.51m) Bank radiator, double glazed windows, walk-through dressing area with built-in shelving and storage cupboards (with approved plans to create an en-suite).

Bedroom Two 17' 4 maximum" x 12' 1" (5.28m x 3.68m) Radiator, dual aspect leaded light double glazed window.

Bedroom Three 12' 1 maximum" x 11' 1" (3.68m x 3.38m) Bank radiator, double glazed leaded light window, recessed eaves area.

Bedroom Four 12' 5" x 10' 6" (3.78m x 3.2m) Dual aspect leaded light double glazed windows, bank radiator.

Family Bathroom Corner bath with fitted separate attachment, pedestal wash hand basin, w.c., semi-circular corner shower with fitted independent shower unit with folding glass and chrome screen, glass and chrome door

leading to sauna, vertical heated towel rail and wash hand basin.

Outside

Parking Tarmac driveway parking leading to:

Detached Garage 19' 5" x 17' 6" (5.92m x 5.33m) Stone and brick elevations and pitched roof with mezzanine floor. EV charging point to the outside.

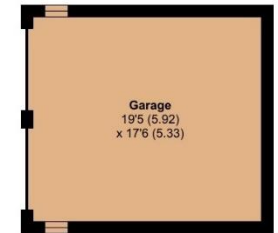
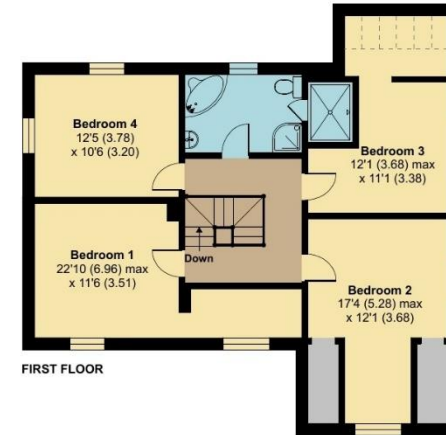
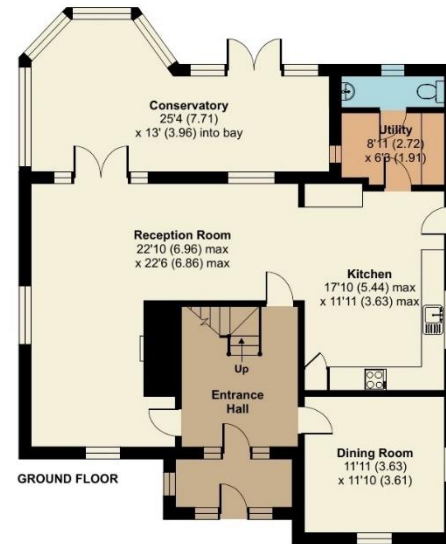
Front Garden Steps leading up to main section of garden with lawn sections of gardens to all sides of the property offering a high degree of privacy surrounded by mature trees and shrubs.

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/:///workroom.thus.handsets>

EPC Rating: Band C





Georges Lane, Storrington, Pulborough, RH20

Approximate Area = 2209 sq ft / 205.2 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 341 sq ft / 31.6 sq m

Total = 2575 sq ft / 239.2 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Fowlers Estate Agents. REF: 931515



*"We'll make you
feel at home..."*



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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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