



Orchardway Cottage Rock Road, Storrington - RH20 3AE

Offers Over £700,000

Orchardway Cottage, Rock Road, Storrington

- First time to the market in over 20 years a beautifully presented cottage with lovely gardens
- Large entrance lobby / study with period quarry tiles
- Sitting room with large inglenook fireplace, wood burner and French doors to brick patio and garden
- Vaulted kitchen with bespoke cabinetry and integrated appliances
- Dining room
- Two double bedrooms and third single room / dressing room
- Refitted bathroom with separate shower
- Beautiful country cottage gardens with established borders and orchard
- Hawthorn hedge on boundary of garden
- Vegetable garden
- Single garage, driveway parking and electric car charge point

In a picturesque setting, this charming, 3-bedroom detached 18th Century cottage, complete with period features, presents a unique opportunity to acquire a beautifully presented home that exudes character and warmth. This lovingly maintained property, making its first appearance on the market in over two decades, welcomes you with a spacious lobby/study upon entering, setting the tone for the relaxed and inviting ambience found throughout. The sitting room captures the essence of cosy evenings with its large inglenook fireplace, wood burner and French doors that lead out to the garden, providing a seamless indoor-outdoor living experience. The vaulted kitchen, recently hand built by a local Master Cabinet Maker, is complete with larder cupboard and integrated appliances and with stable door out to the gardens. The adjacent dining room, with fitted dresser, offers the perfect space to entertain. The two double bedrooms offer ample space and comfort, with an additional single room that may also serve as a dressing room, catering to a variety of lifestyle needs. The modern bathroom, is a sanctuary in itself, featuring a separate shower and Hansgrohe fixtures for ultimate relaxation.



Outside, the property continues to impress with its enchanting cottage gardens: stunning herbaceous borders, specimen trees, and flowering shrubs that create a tranquil, secluded and picturesque backdrop. The orchard and vegetable garden provides a space for those with green thumbs to cultivate their own produce. A hawthorn hedge lines the boundary of the garden, adding a touch of privacy and charm. A single garage, gravelled driveway with parking for up to four cars and an electric car charge point offer convenience and practicality. Whether unwinding in the serene outdoor spaces or cosying up by the fireplace indoors, this property offers a rare opportunity to embrace a harmonious blend of traditional charm and modern comforts in an idyllic countryside setting.

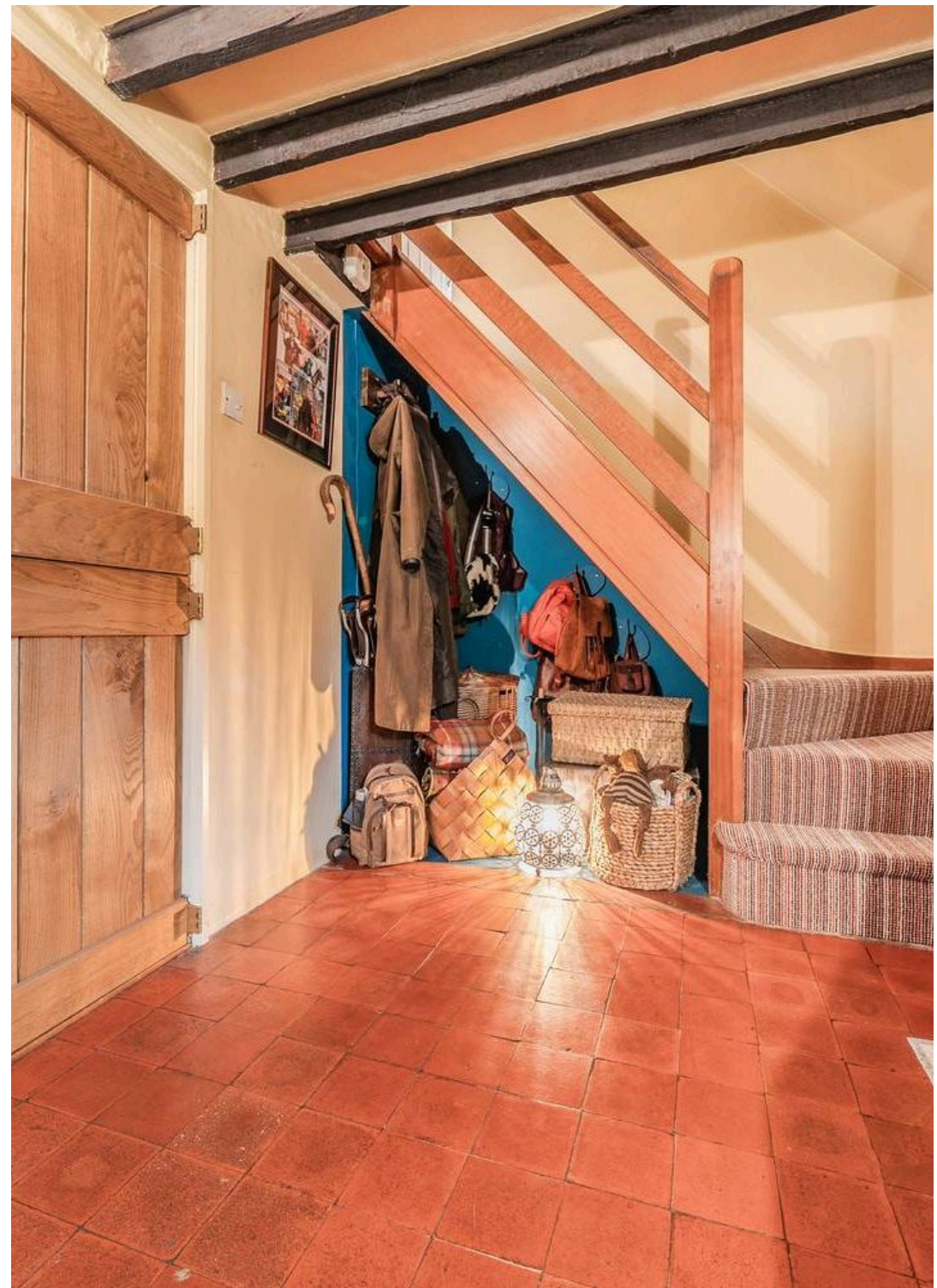
///goggles.shepherds.headline (for end of driveway)

Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: F

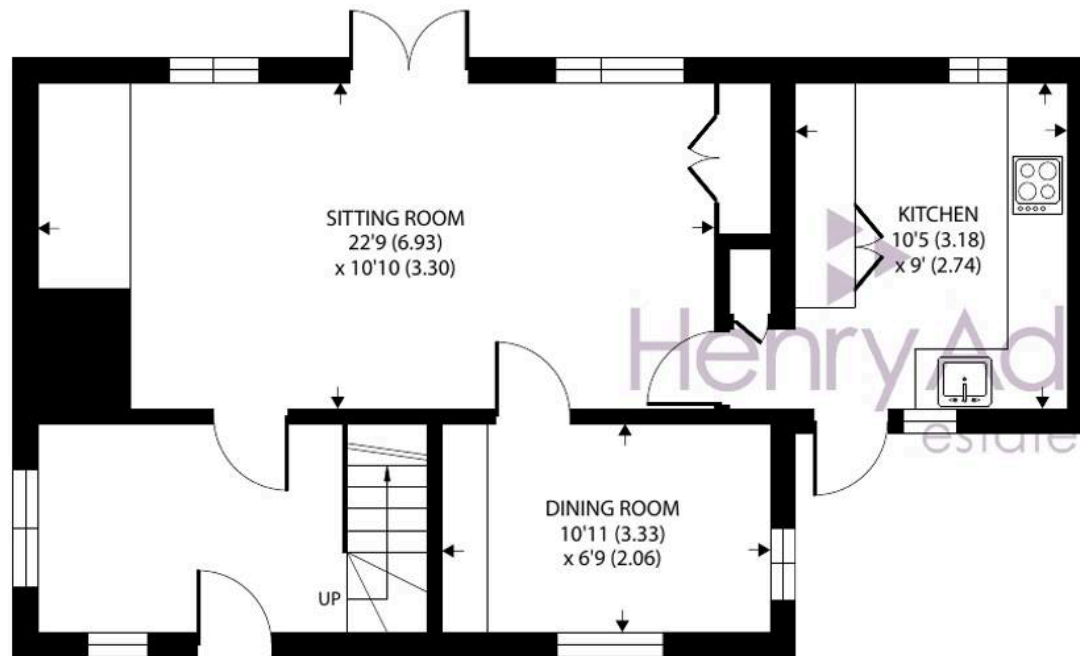




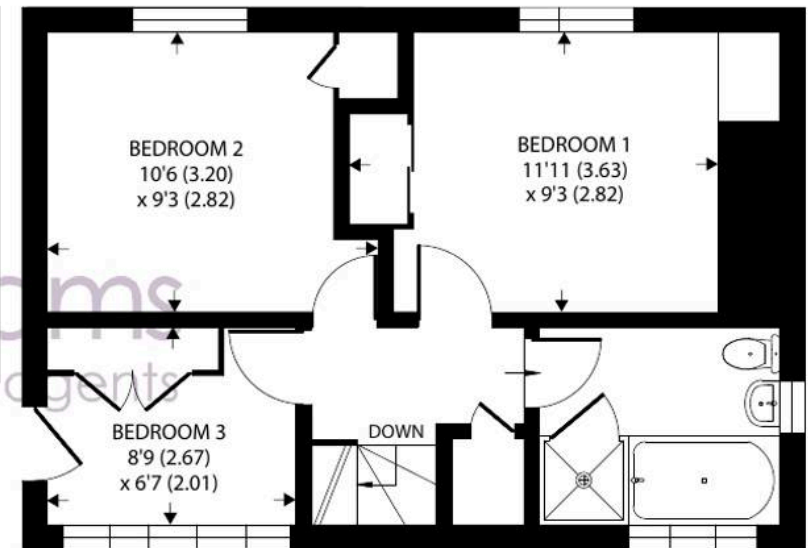








GROUND FLOOR



FIRST FLOOR

Approximate Area = 919 sq ft / 85.3 sq m

For identification only - Not to scale







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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any