



3 Church Street, Storrington - RH20 4LA

Guide Price £1,250,000

 **Henry Adams**
estate agents

3 Church Street, Storrington

- A stunning village home in the heart of Storrington with an abundance of features, updated and improved over the last few custodians making this a fabulous family home
- Set in a central village location and in the conservation area of the village but with the advantage of not being a listed building
- Solar panels to assist with day to day living costs of the electricity
- Two generous reception rooms
- Light modern kitchen / breakfast room
- Large cellar with good head height
- Four double bedrooms, two with en-suites and family bathroom
- Almost 3000 sq ft of internal floor space including usable outbuilding
- Private parking
- Walled garden with large patio area

This impressive four bedroom house offers a rare opportunity to acquire a stunning village home in the heart of Storrington, perfectly positioned within the conservation area yet not subject to listed status, providing flexibility for future enhancements. The property has been thoughtfully updated and improved by successive owners, resulting in an award from the Heritage Trust in 2015, beautifully presented and spacious family home that seamlessly blends period charm with modern convenience. With almost 3,000 sq ft of internal floor space (including a brick built outbuilding), the accommodation is both generous and versatile.

The ground floor features two substantial reception rooms, ideal for formal entertaining or relaxed family living, complemented by a light and contemporary kitchen and breakfast room that is perfect for every-day dining, just off is a useful utility room and cloakroom. There is under floor heating the to the majority of the ground floor. A particular highlight is the large cellar, which benefits from excellent head height and offers a superb opportunity for storage or further development.

Upstairs, there are four double bedrooms, two of which have stylish en-suite facilities, in addition to a well-appointed family bathroom, ensuring comfort and privacy for all members of the household.

Practicality is further enhanced by private parking, a valuable asset in this central village location. Solar panels have been installed to help reduce day-to-day electricity costs, reflecting the property's blend of traditional features and modern efficiency. Throughout, the house is characterised by high ceilings, ample natural light, and quality finishes, creating a warm and inviting atmosphere. There is a detached brick building ideal for working from home with ample space and additional mezzanine, a perfect party room, teenagers hang out or hobbies studio.

The garden has a large patio terrace accessed from the kitchen / breakfast room, an additional patio area to the side and lawned area beyond the terrace. The garden is incredibly tranquil and with the property being in the centre of the village ideally suited to all the village amenities.

This is a truly special home, offering substantial accommodation and a host of desirable features, all within easy reach of Storrington's excellent local amenities, schools, and transport links. Whether you are seeking a family residence or a home with flexible spaces for work and leisure, this property is sure to exceed expectations. Early viewing is highly recommended to fully appreciate the scale, style, and superb central location of this exceptional village house.

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: G

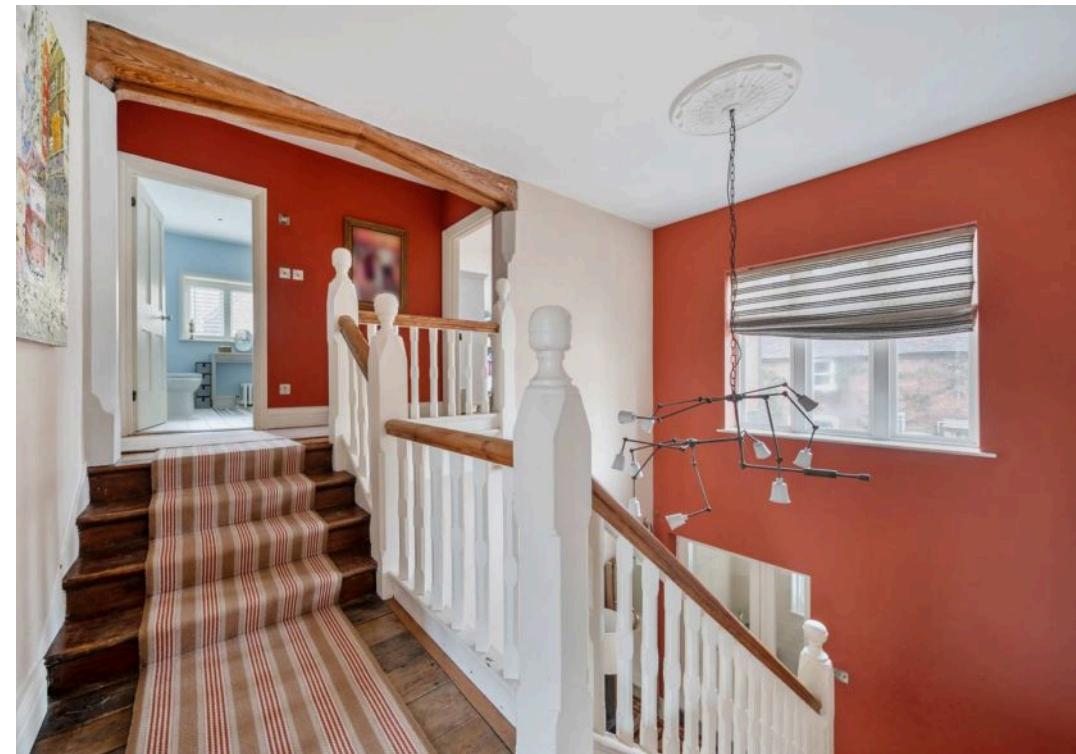
Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:













Approximate Area = 2824 sq ft / 262.3 sq m (excludes void)

Outbuildings = 412 sq ft / 38.2 sq m

Total = 3236 sq ft / 300.5 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.