



LITTLE PADDOCKS

Hurston Lane, Storrington,
West Sussex RH20 4HH

 **FOWLERS**
ESTATE AGENTS

SELLING AGENTS
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THREE BRAND NEW DETACHED FAMILY HOMES • FOUR BEDROOMS • PRIVATE DRIVEWAYS
AND CAR BARNs • CONTEMPORARY OPEN-PLAN LIVING AREAS • LANDSCAPED GARDENS

LITTLE PADDOCKS

Hurston Lane, Storrington

Three contemporary four bedroom detached family homes with generously proportioned accommodation

Set within a small exclusive development in a sought-after Storrington location

Beautifully landscaped private gardens

Open-plan kitchen, dining and family room

Bespoke handleless kitchen with quartz worktops and integrated Bosch appliances

Master bedroom with en-suite

Separate study / home office

Air source heat pump and solar PV

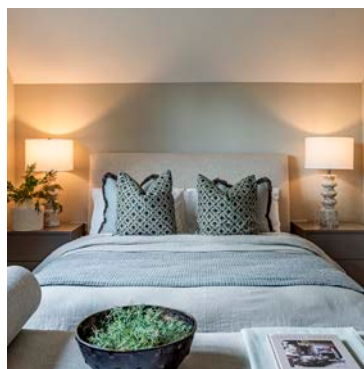
Underfloor heating to ground floor

Individual car barn and private driveway

Electric vehicle charging point

High levels of insulation and energy-efficient construction

10 year Build-Zone structural warranty



Welcome to Little Paddocks, an exclusive collection of three brand new detached homes in the highly sought-after West Sussex village of Storrington.

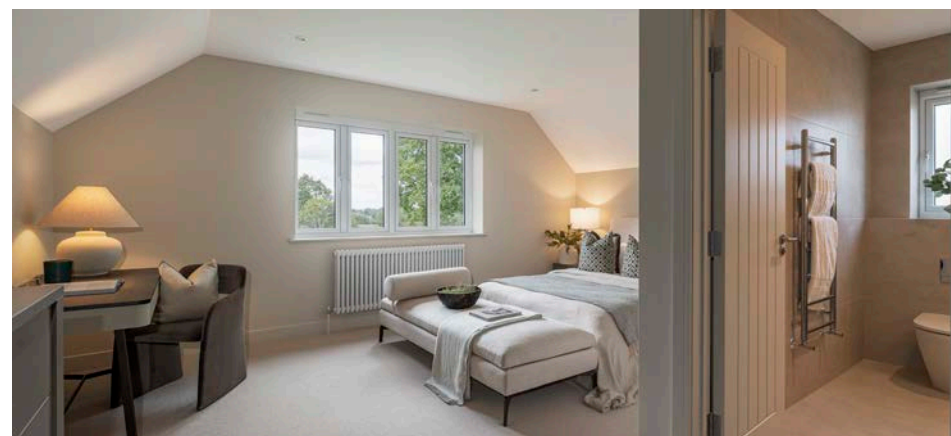
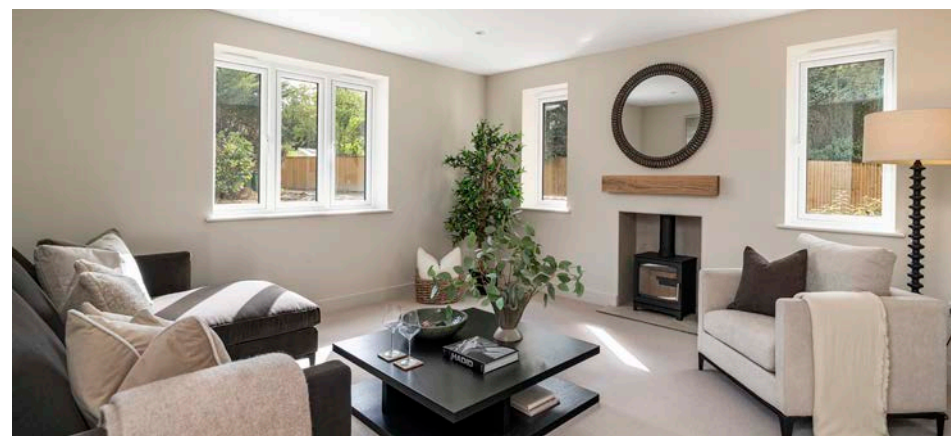
Designed for contemporary family living, each of these beautifully appointed four bedroom homes combines generous, light-filled accommodation with a considered specification and a strong connection to its semi-rural setting. With private landscaped gardens, individual driveways and car barns and well-planned interiors extending across two floors, Little Paddocks offers an exceptional opportunity to acquire a newly built home in one of West Sussex's most desirable locations.

At the heart of each property is an impressive open-plan kitchen, dining and family room, conceived as a sociable space for everyday family life and entertaining. A bespoke Net-A-Kitchen handleless kitchen, complemented by quartz worktops and integrated Bosch appliances, creates a sophisticated yet practical centrepiece to the home. A separate utility room, study/home office, living room and cloakroom complete the ground floor accommodation.

Upstairs, four well-proportioned bedrooms include a generous master bedroom with its own en-suite, alongside a contemporary family bathroom. Carefully considered ceiling heights of approximately 2.4 metres throughout create an airy sense of space, while a restrained palette of natural and contemporary materials provides a timeless backdrop for individual interior styles.

The specification has been designed with both comfort and efficiency in mind. Air source heat pumps, solar photovoltaic panels, underfloor heating throughout the ground floor, high levels of insulation and energy-efficient construction combine to create homes that are comfortable to live in while reducing energy consumption. Electric vehicle charging points are also provided as standard.

Externally, the homes have been designed to complement their rural surroundings, with Sagitta facing brickwork, tile-hung elevations, traditional plain clay roof tiles and oak-framed entrance porches giving each property a distinctive and timeless character. Indian sandstone patios and pathways, block-paved driveways, individual car barns and landscaped gardens complete the setting.



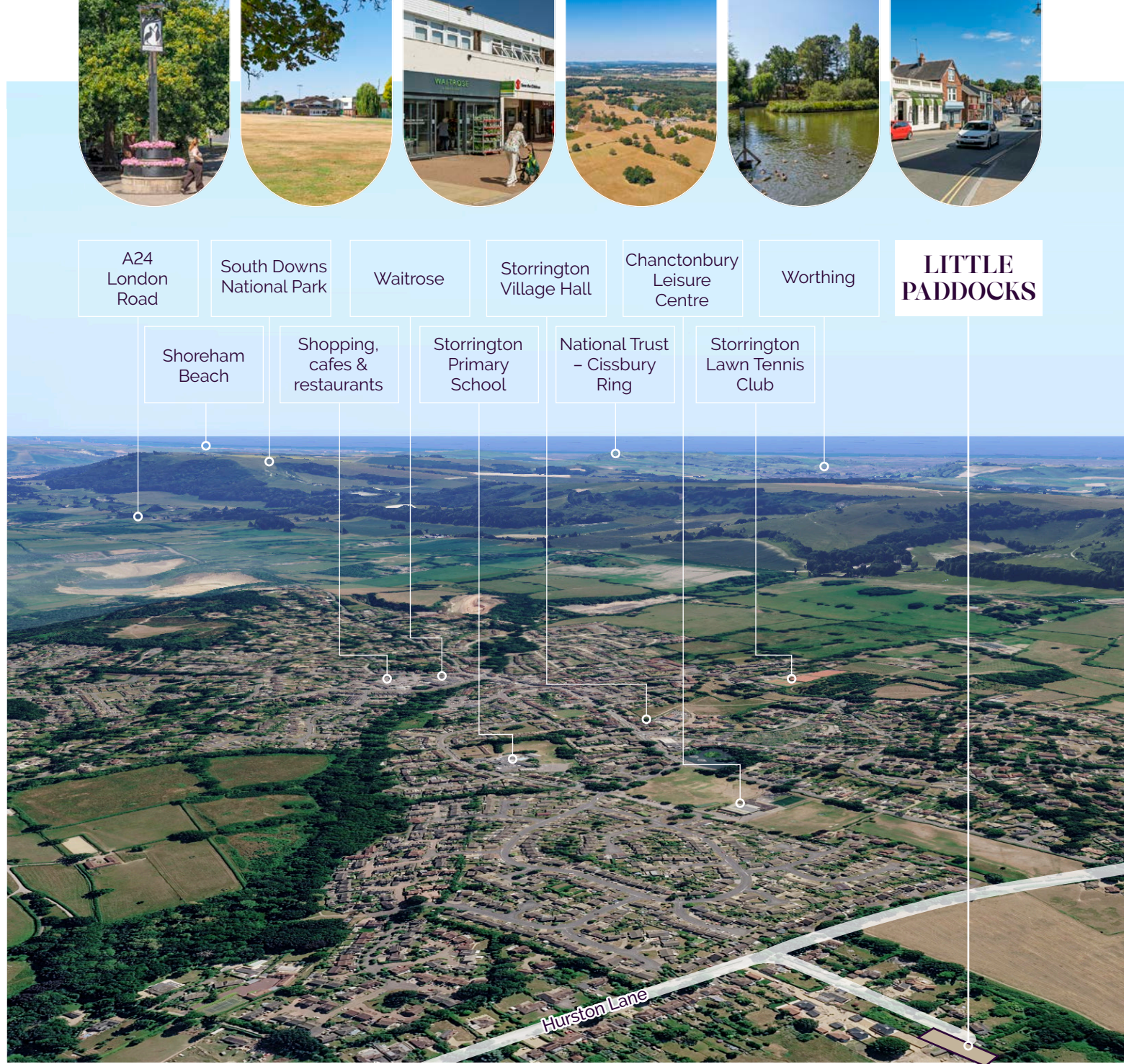
Storrington

Set in the heart of West Sussex, Storrington is a highly regarded village surrounded by some of the county's most beautiful countryside, with the South Downs providing an exceptional backdrop. The village combines a peaceful, rural atmosphere with a thriving community and a comprehensive range of everyday amenities.

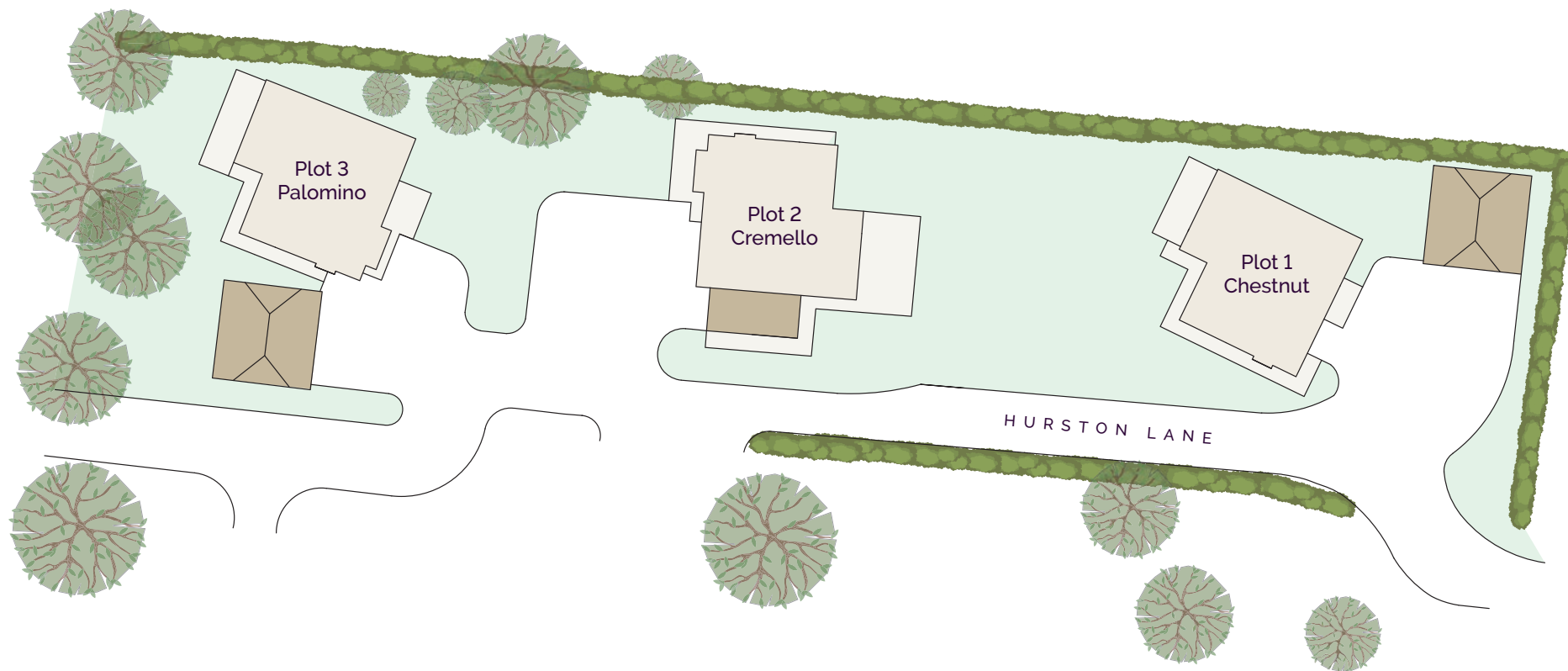
The village centre offers an attractive selection of national retailers (including Waitrose, Boots and Costa Coffee) as well as independent shops, cafés, restaurants and essential services, alongside established recreational facilities and green spaces. The surrounding countryside provides plentiful opportunities for walking, cycling, riding and enjoying the outdoors.

Storrington is additionally well placed for access to the wider Sussex region, with the larger centres of Worthing, Horsham and Chichester within easy reach. Brighton and London are also accessible for those seeking the cultural, commercial and leisure opportunities of the city, while the nearby South Downs provide a constant reminder of the exceptional natural environment on the doorstep.

Little Paddocks brings together the best of contemporary new-build living with the character, community and countryside creating three distinctive homes designed for modern West Sussex life.



Site Plan



LITTLE PADDOCKS

Hurston Lane, Storrington



Floorplans

GROUND FLOOR

Kitchen/Dining/Family Room
31'0" x 24'8" 7.90m x 6.30m

Living Room
20'4" x 15'6" 5.20m x 4.00m

Study
12'2" x 10'8" 3.10m x 2.75m

Utility
12'5" x 6'2" 3.20m x 1.60m

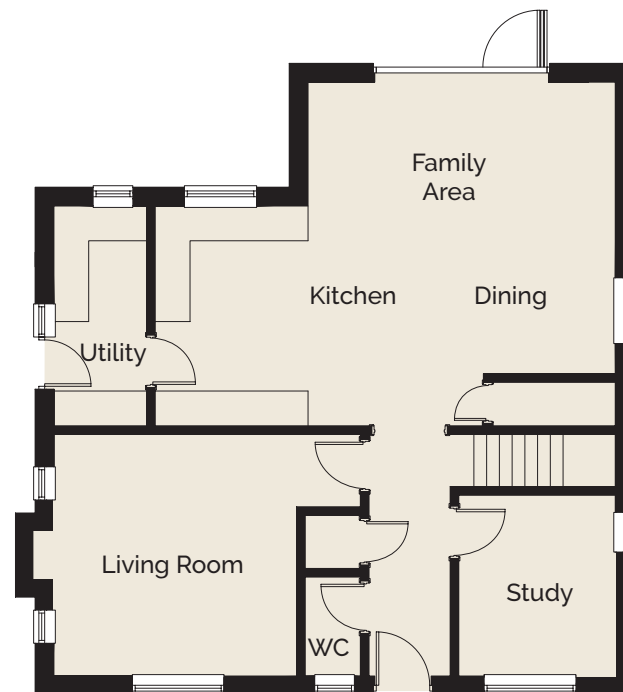
FIRST FLOOR

Master Bedroom
20'4" x 19'9" 5.20m x 5.00m

Bedroom 2
18'8" x 12'2" 4.80m x 3.10m

Bedroom 3
18'8" x 12'2" 4.80m x 3.10m

Bedroom 4
18'8" x 12'2" 4.80m x 3.10m



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All room dimensions are approximate and measured to their widest point. Kitchen layout is indicative only and may be subject to change. This information is for guidance only and does not form any part of any contract or constitute a warranty.

Specification

EXTERNAL FEATURES

- Sagitta facing brickwork
- Tile-hung elevations
- Imerys Volcano plain clay roof tiles
- Agate Grey flush casement windows
- Black fascia, soffits and guttering
- Oak frame entrance porches
- Indian sandstone patios and pathways
- Block paved driveways
- Individual car barns
- Landscaped gardens

FLOORING

- Porcelain floor tiling to hall, kitchen, dining and utility
- Carpets to living room, study, stairs, landing and bedrooms

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INTERNAL LAYOUT

- Entrance hall
- Living room
- Study / home office
- Open-plan kitchen / dining / family room
- Utility room
- Cloakroom
- Four bedrooms – master bedroom with ensuite
- Family bathroom
- 2.4m ceiling heights throughout

ENERGY & SUSTAINABILITY

- Air source heat pump
- Underfloor heating to entire ground floor
- Radiators to first floor
- Solar PV panels
- Electric vehicle charging points
- High levels of insulation
- Energy-efficient construction

KITCHEN & UTILITY

- Net-A-Kitchen bespoke handleless kitchen
- Soft-close cabinetry
- Quartz worktops
- Bosch integrated appliances
- Induction hob
- Oven and microwave
- Dishwasher
- Fridge freezer
- Utility room with matching cabinetry

BATHROOMS

- Fully tiled family bathroom
- Fully tiled ensuite
- Contemporary sanitaryware
- Chrome fittings

WARRANTY

- 10 year Build-Zone Structural Warranty



Viewings

Viewings are by appointment only and can be arranged via our selling agents.



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The details contained in this brochure are believed correct at the time of going to print. All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings. This brochure should be used as a guide and forms no part of any contract. 2025.