

5, Merryfield Way, Storrington, West Sussex RH20 4NS

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ESTATE AGENTS

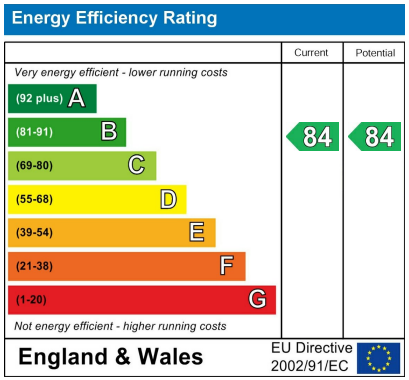


5, Merryfield Way,
Storrington, West Sussex RH20 4NS

Guide Price £1,249,950 Freehold

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- SUBSTANTIAL FIVE BEDROOM DETACHED HOUSE
- DETACHED DOUBLE GARAGE WITH ROOM ABOVE
- FOUR EN-SUITE BEDROOMS
- CLOSE TO TOWN, SHOPS AND AMENITIES
- LARGE LOFT AREA
- GENEROUS SOUTH WESTERLY FACING GARDEN



DIRECTIONS

What3words///mostly.fidgeted.amounting

THE PROPERTY

This impressive, detached property measures over 5,000 sq.ft in total and is entered via an extremely impressive reception hall with a stunning split level dual staircase, which instantly sets the scene for this extremely spacious abode. To the left of the reception hall there is a large triple aspect sitting room with feature brick fireplace and wood burning stove, with double doors leading out onto the rear garden. To the rear of the reception hall there is a good-sized dining room again with a feature fireplace and wood burning stove, with double doors out to the rear garden. To the right there is a study/office with views to the front, ideal for home working. Next to the study there is a convenient ground floor shower room, which could service the study for potential use as a ground floor bedroom if required. Finally, also to the rear of the reception hall a door leads through to the fitted kitchen/breakfast room with separate utility/boot room and access into a light and spacious garden room with views overlooking the rear garden.

The regal bifurcated staircase leads up to the impressive wrap around galleried landing with access to the four double bedrooms, all with en-suite facilities, with bedroom two benefitting from a Jack & Jill adjoining bathroom. The smaller fifth bedroom with built-in storage also has a staircase leading to the large loft space, currently used as a gym/recreational area with shower facilities. (Please note that the loft area does not have formal planning).

OUTSIDE

The property is situated in a quiet no through lane within short distance of the village amenities. There is a carriage driveway with detached double garage and car port for off road parking with electric vehicle charging point.

To the rear there is a generous south westerly facing garden, mainly laid to lawn interspersed with established flower beds and borders. There is a large patio seating area and raised decked area ideal for al-fresco dining.

To the end of Merryfield Way there is a stepped pathway leading down to Fryern Road and giving access to the amenities offered by Storrington village centre.









SITUATION

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

SPORTING AND RECREATION

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

COUNCIL TAX

Council Tax Band F. Please contact Horsham District Council on 01403 215100.

SERVICES

All mains connected
According to Ofcom for this address Superfast broadband is available.
Highest download speed is 80 Mbps.

IN THE KNOW

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

VIEWING

Viewing strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk















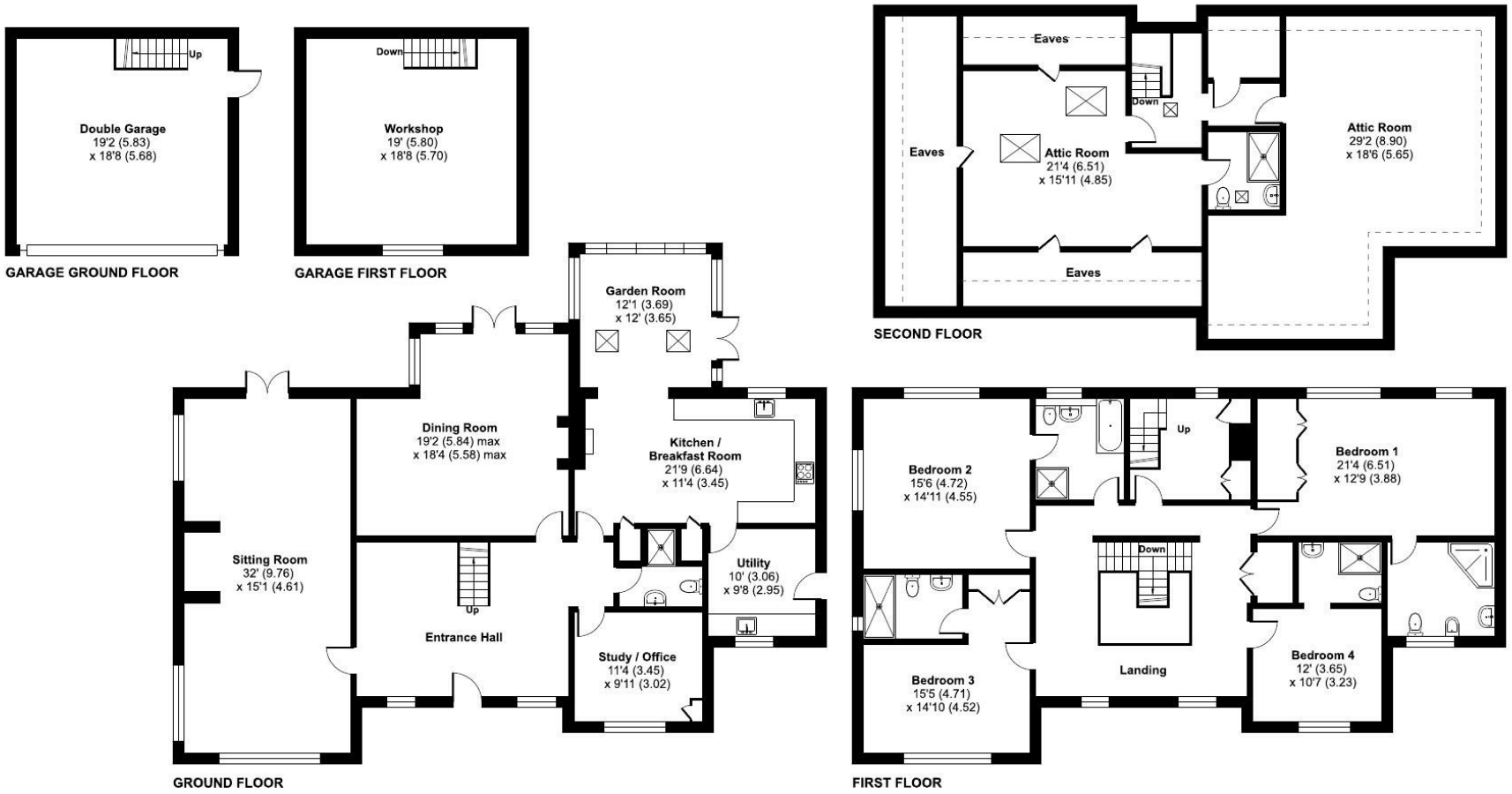






Merryfield Way, Storrington, Pulborough, RH20

Approximate Area = 4617 sq ft / 428.9 sq m
Limited Use Area(s) = 227 sq ft / 21 sq m
Garage = 712 sq ft / 66.1 sq m
Total = 5556 sq ft / 516 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for GL&CO Estate Agents. REF: 1469465

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