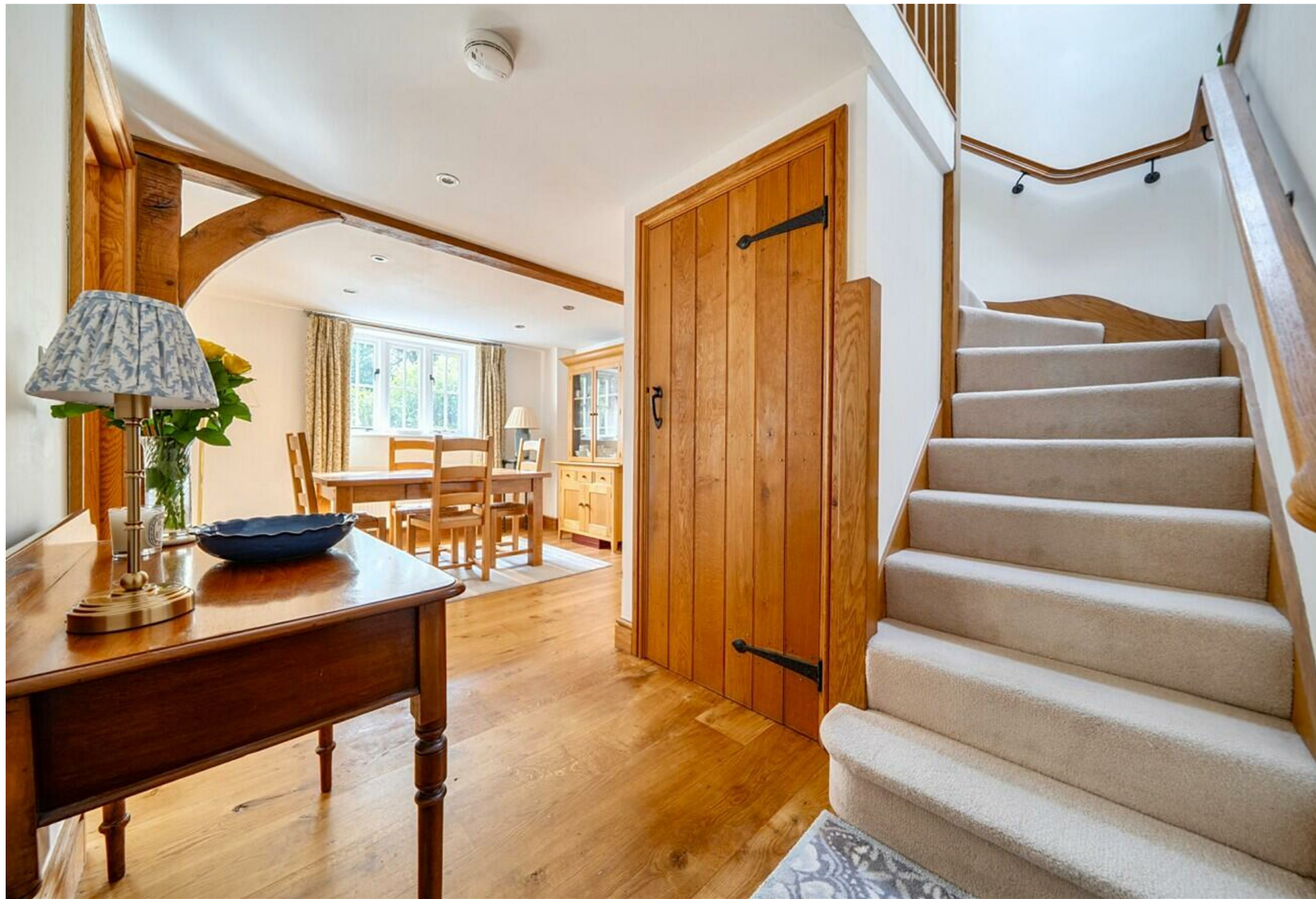




Four Oaks, Sanctuary Lane, Storrington, West Sussex RH20 3JD



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Guide Price £799,950 Freehold

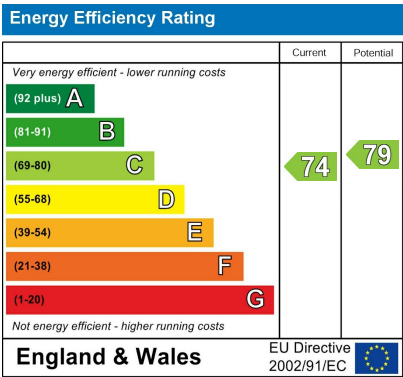

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C

- CHARMING DETACHED HOME
- ATTACHED CAR PORT & GARAGE
- SOUTH FACING GARDEN
- FOUR BEDROOMS
- OFF ROAD PARKING
- SEMI-RURAL LOCATION



DIRECTIONS
What3words:///boost.unhappy.reclining

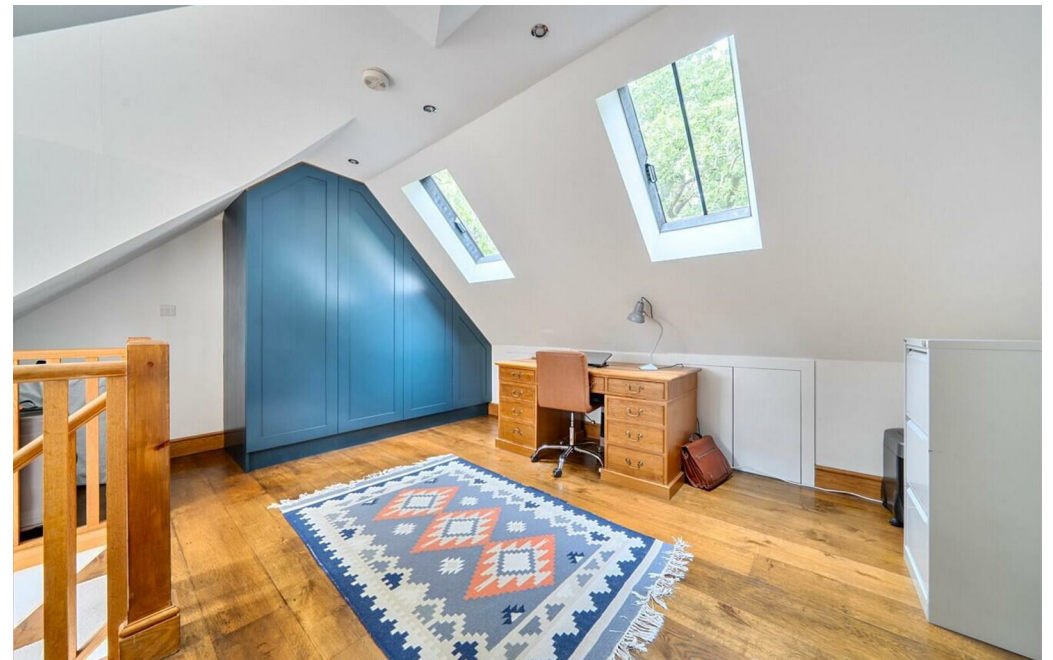
THE PROPERTY

The property is entered via a timber and tile roof storm porch with a raised step leading through to the entrance hall with solid wood flooring, ground floor cloakroom and turning staircase leading to the first floor landing. From here you enter into the spacious formal dining area complete with further solid wood flooring, exposed beams and window overlooking the rear garden. To the left of the entrance hall there is a door through to the cosy double aspect sitting room with open feature fireplace with stone surround and tiled hearth and double doors to rear opening out onto the rear south facing garden. To the right-hand side of the property a door leads from the dining area into the bespoke modern fitted kitchen featuring granite work tops, matching base and wall mounted units, double butler sink, range cooker and space for kitchen table with views and access to the rear garden via double patio doors. To the rear of the kitchen a door leads through the inner hall which doubles as a utility/boot room, also with access to rear garden. From here, stairs lead to the first floor fourth bedroom which can be used for a myriad of uses including home gym or home office. The area benefits from two roof windows to front, large window to rear, overlooking the rear garden and Southdown National Park beyond. The room also benefits from useful and expansive built in wardrobes and storage. To the first floor, there are three double bedrooms with ensuite shower room to the double aspect principal bedroom with rear views towards the South Downs National Park. A well-appointed family bathroom completes the internal accommodation.

OUTSIDE

Set in the famed 'Lanes' District situated on the edge of Storrington, made locally famous in the 1920's by the renowned bohemian social reformer 'Vera Pragnell' who attempted to create a utopian commune within the lanes which still boasts a shrine dedicated to the memory of the late visionary to this very day. The property itself is approached by two five bar gates leading through a brick paved off road parking area and access to integral carport and garage/store. There is an expanse of level lawn to one side and established boundary with mature oak trees and shrubs. There is access to the South facing rear garden from either side and a further external store room. The rear garden itself is a manageable landscaped outside space interspersed with flower and shrub beds and various brick and paved seating areas, ideal for enjoying the all day sun, al fresco dining and views of the South Downs National Park beyond. There is also access to the large garden storage shed ideal for gardening equipment and garden furniture. Thereafter, within short distance, there is access to many walks and footpaths interspersed within the quiet adjoining wooded lanes including the National trust land of Warren Hill, perfect for evening strolls and dog walking. With all the amenities offered by the nearby town of Storrington, this property truly offers the best of both worlds.





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.

SERVICES

All mains connected, gas fired heating.

According to Ofcom for this address Superfast broadband is available.

Highest download speed is 80 Mbps.

COUNCIL TAX

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

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







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View online at www.glproperty.co.uk



Four Oaks, Sanctuary Lane, Storrington, Pulborough, RH20



Approximate Area = 1418 sq ft / 131.7 sq m (exclude porch)

Limited Use Area(s) = 186 sq ft / 17.2 sq m

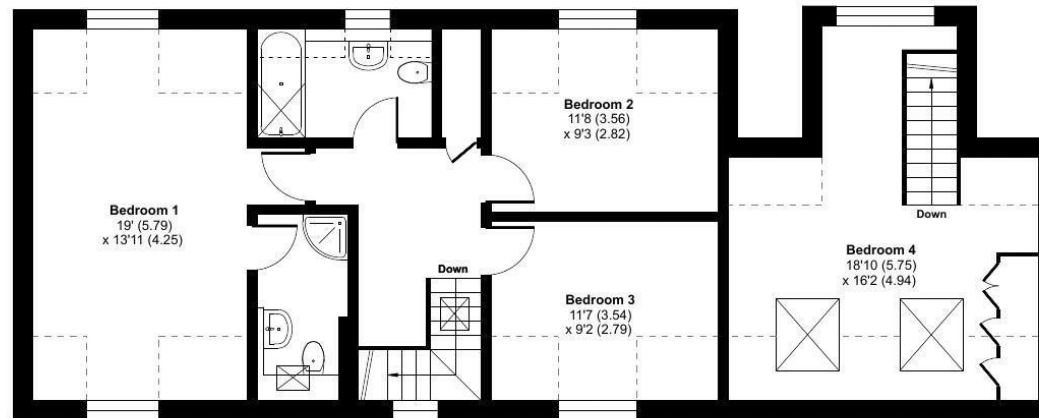
Garage = 126 sq ft / 11.7 sq m

Outbuilding = 25 sq ft / 2.3 sq m

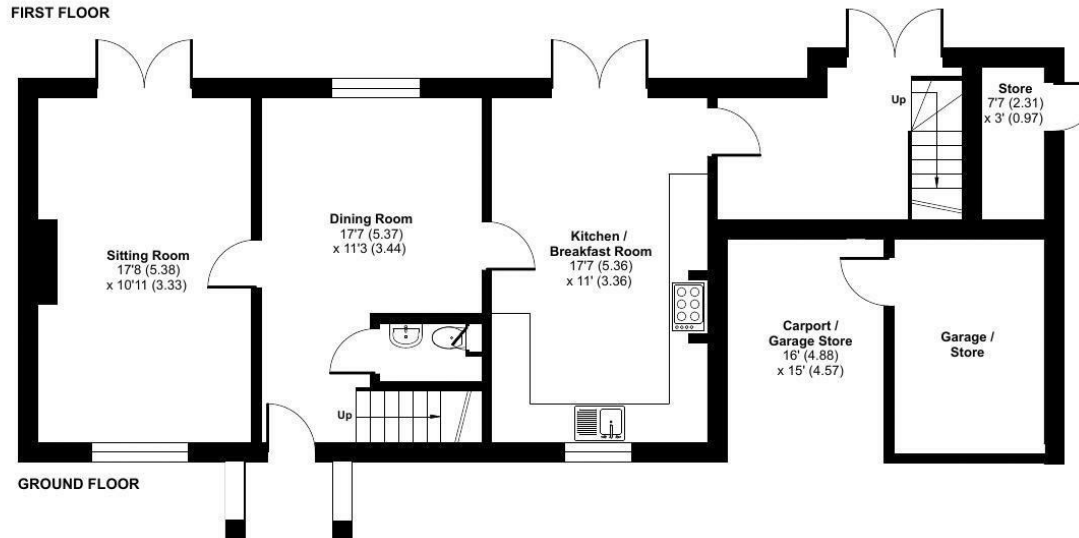
Carport = 101 sq ft / 9.3 sq m

Total = 1856 sq ft / 172.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for GL&CO Estate Agents. REF: 1515451

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. 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.

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