Highbanks | Bracken Lane | Storrington | West Sussex | RH20 3HR

FOWLERS
ESTATE AGENTS

Highbanks

Bracken Lane | Storrington | West Sussex | RH20 3HR

GUIDE PRICE £1,000,000

An individual split-level home arranged over three floors occupying this generous plot of 0.7 of an acre, set within this highly regarded private leafy lane. The property sits within an elevated position and offers versatile accommodation which incorporates a lower level arrangement suitable for independent relatives. Overall, the accommodation extends to 2565sqft comprising: generous reception hall, sitting room with sliding doors leading to west aspect balcony terrace offering views towards the South Downs, dining room, kitchen/breakfast room, three first floor bedrooms, two en-suite bathrooms and a family bathroom. Outside, there is a private driveway leading to extensive parking and detached garage set within well kept landscaped gardens offering a high degree of privacy.

- Individual Detached Home
- Highly regarded Private Lane
- Extending to 2565sqft
- Four/Five Bedrooms
- Occupying 0.7 of an acre
- Spacious Reception Hall
- Sitting Room
- Dining Room
- Ground Floor Bedroom/3rd Reception
- Kitchen/Breakfast Room
- Two Bedrooms with En-suites
- Family Bathroom
- West aspect Balcony Terrace
- Secluded Gardens
- Detached Double Garage
- Driveway with Extensive Parking

Entrance Double glazed front door to:

Reception Hall Oak flooring, radiator, built-in cloaks cupboard, built-in shelved storage cupboard.

Ground Floor Cloakroom Push flow w.c., part tiled walls, corner wash hand basin.

Sitting Room 23' 0" x 13' 11" (7.01m x 4.24m) Feature stone fireplace with recessed cast iron wood burner with slate hearth, two radiators, sliding double glazed patio doors leading to westerly aspect raised terrace, square archway through to:

Dining Room 14' 2" x 11' 7" (4.32m x 3.53m) Sliding double glazed patio doors to rear garden, radiator.

Kitchen/Breakfast Room 14' 4" x 11' 7" (4.37m x 3.53m) Range of wall and base units, range of granite working surfaces with groove drainer and one and a half bowl sink with mixer tap, inset four ring 'Siemens' hob with extractor over, integrated 'Siemens' fan assisted electric oven and separate grill, integrated fridge/freezer, further eye-level cupboard with crockery display unit and working surface with peninsula wood block circular breakfast bar, radiator, tiled flooring, double glazed windows overlooking rear garden, door to the rear garden.

Stairs to:

Lower Level Accessed via hallway, leading to:

Ground Floor Bedroom Two 15' 7" x 12' 5" (4.75m x 3.78m) Double glazed windows, radiator, built-in wardrobe cupboards, door to:

En-Suite Bathroom Folding glass and chrome screen with fitted independent shower unit, push flow w.c., heated chrome towel rail, fully tiled walls, tiled flooring.

Inner Hallway Built-in cloaks cupboard.

Ground Floor Bedroom Three/Reception Room 17' 11" x 11' 11" (5.46m x 3.63m) Dual aspect double glazed windows, sliding double glazed door to rear garden, door to:

Basement 13' 1" x 9' 3" (3.99m x 2.82m)

Store Room/Utility Room 15' 3" x 9' 6" (4.65m x 2.9m) Double glazed door to rear garden, door to store area.

Utility Room/Kitchenette 11' 11" x 6' 5" (3.63m x 1.96m) Range of granite style working surfaces with one and a half bowl single drainer sink unit, range of eye-level cupboards, space and plumbing for washing machine and dishwasher, double glazed windows, double glazed door to side access, radiator.

Stairs to:

First Floor Landing Access to loft space.

Inner Hallway Shelved linen cupboard with insulated cylinder, built-in cloaks cupboard.

Master Bedroom 15' 3" x 12' 6" (4.65m x 3.81m) Range of floor to ceiling built-in wardrobe cupboards, radiator, double glazed windows with delightful outlook, door to:

En-Suite Shower Room Panelled bath with fitted shower attachment, heated chrome towel rail, large walk-in double shower with fitted independent shower unit with glass and chrome screen, inset wash hand basin with toiletries cupboards under, push flow w.c., fully tiled walls, double glazed window.

First Floor Bedroom 15' 0" x 12' 0" (4.57m x 3.66m) Radiator, double glazed window, built-in wardrobe cupboards.

First Floor Bedroom 12' 0" x 9' 8" (3.66m x 2.95m) Radiator, double glazed windows.

Family Bathroom 'P' shaped bath with fitted glass and chrome screen, inset wash hand basin, low level flush w.c., heated chrome towel rail, fully tiled walls.

Outside

Front Garden Private tarmac driveway with raised lawned areas, screened by mature trees and shrubs, raised west facing paved sun terrace with wrought iron balcony, five bar wooden gate leading to:

Further Section Of Driveway Extensive parking area, leading to:

Detached Double Garage 16' 5" x 16' 5" (5m x 5m) Pitched roof with metal up and over door.

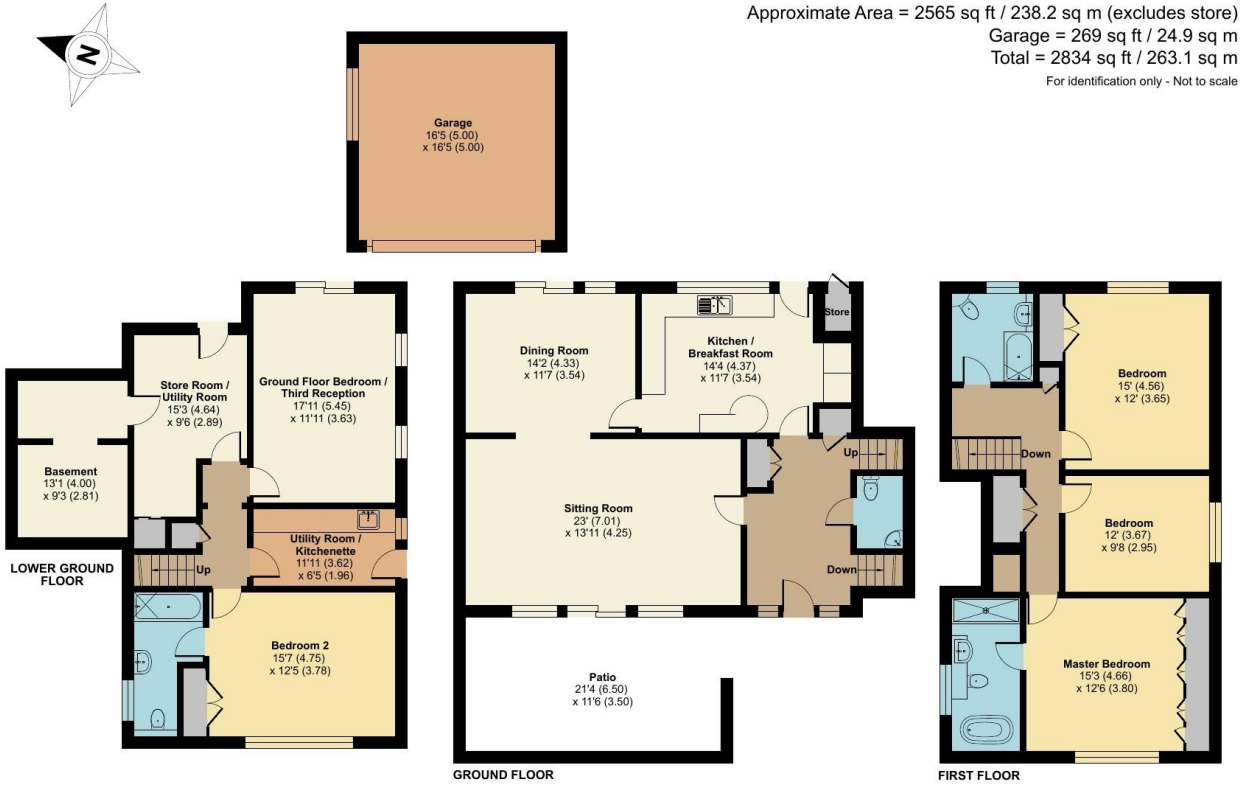
Rear Garden With steps up offering a high degree of privacy, extensive lawned area, ornamental pond with water feature, summerhouse, two greenhouses, screened by mature trees and shrubs.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: https://what3words.com ///smuggled.eventful.funded

EPC Rating: Band C.

Highbanks, Bracken Lane, Storrington, Pulborough, RH20

Approximate Area = 2565 sq ft / 238.2 sq m (excludes store)
Garage = 269 sq ft / 24.9 sq m
Total = 2834 sq ft / 263.1 sq m
For identification only - Not to scale



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"We'll make you feel at home..."

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