



The Lodge | Amberley Gate | Amberley Road | Storrington | RH20 4JQ

FOWLERS
ESTATE AGENTS



The Lodge

Amberley Gate | Amberley Road | Storrington | RH20 4JQ

£925,000

An individual five bedroom family home located within this highly regarded private cul-de-sac, accessed via electric double gates. Internal accommodation extends to 2245sqft comprising: spacious reception hall with stone flooring, ground floor cloakroom, sitting room with feature wood burner, family room/dining room with feature lantern roof and stairway access to bedroom five which could be altered to create a self-contained annexe/guest suite, bespoke fitted kitchen and breakfast room, en-suite to main bedroom and family bathroom. Outside, there is extensive driveway parking with steps up to secluded south aspect gardens offering a high degree of privacy with detached garden rooms with storage rooms and kitchenette area.

- Individual Family Home
- Highly regarded private cul-de-sac
- Five Bedrooms
- Accommodation extending to 2245sqft
- Spacious Reception Hall
- Sitting Room with feature woodburner
- Family Room/Dining Room
- Open plan bespoke fitted Kitchen/Breakfast Room
- En-suite to Main Bedroom
- En-suite to Bedroom Five
- Family Bathroom
- Gas Central Heating
- Attractive south aspect Gardens
- Detached Garden Rooms
- Extensive Driveway Parking
- Viewing recommended

Entrance Solid wood panelled front door to:

Reception Hall Stone flooring, bank radiator.

Ground Floor Cloakroom Push flow w.c., wash hand basin with monobloc tap, stone flooring, built-in cloaks cupboard, vertical towel rail.

Sitting Room 25' 5" x 16' 9" (7.75m x 5.11m) Feature cast iron wood burning stove with brick surround and oak mantel over, oak flooring, dual aspect with windows overlooking gardens, bank radiator.

Family Room/Dining Room 25' 5" x 12' 2" (7.75m x 3.71m) Two bank style radiators, radiator, oak flooring, skylight, double doors leading to rear garden, storage cupboard housing boiler.

Open Plan Kitchen/Breakfast Room

Kitchen Area 15' 6" x 13' 9" (4.72m x 4.19m) Bespoke fitted kitchen with range of wall and base units with marble working surfaces and groove drainer, inset twin Butler sink with swan neck mixer tap, built-in crockery display unit, space and plumbing for dishwasher, recessed area suitable for housing American style fridge/freezer, recessed area with gas point suitable for housing Range cooker with extractor over, semi-vaulted ceiling with Velux windows, stone tiled flooring, step up to:

Breakfast Area 15' 6" x 10' 10" (4.72m x 3.3m) Exposed feature oak beam, bank radiator, stone flooring, recessed area with wine fridge and marble working surface.

Stairs to:

First Floor Landing Velux window, access to loft space, radiator, cupboard housing Megaflow cylinder.

Bedroom One 19' 0" x 12' 3" (5.79m x 3.73m) Range of built-in wardrobe cupboards, two radiators, double glazed windows, door to:

En-Suite Shower Room Walk-in double shower with sliding glass and chrome screen with overhead soaker, fully tiled walls, pedestal wash hand basin, w.c., concealed spot lighting, underfloor heating.

Bedroom Two 14' 1" x 12' 0" (4.29m x 3.66m) Dual aspect double glazed windows, two radiators, built-in wardrobe cupboards and shelving.

Bedroom Three 15' 5" x 12' 2" (4.7m x 3.71m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Four 9' 11" x 7' 5" (3.02m x 2.26m) Radiator, double glazed windows, built-in shelving and hanging space.

Family Bathroom Inset bath with fitted independent shower unit, pedestal wash hand basin, w.c., fully tiled walls, shaver point, wooden flooring.

Secondary Staircase Accessed from family room/dining room, leading to:

First Floor Bedroom Five 17' 0" x 13' 7" (5.18m x 4.14m) Two radiators, built-in wardrobe cupboards, door to:

En-Suite Shower Room Folding glass and chrome screen, radiator, pedestal wash hand basin, push flow w.c.

Outside

Front Garden Wrought iron double security gates leading to brick paved parking area with steps down to stone terrace.

Side Section of Garden Paved area providing additional parking with wrought iron gate accessing Amberley Road.

Main Section of Garden Steps up to a mainly laid to lawn area, offering a high degree of privacy screened by hedging and fence panelling with attractive flower and shrub borders, raised stone terraced area.

Garden Rooms Part glazed double doors, wall-mounted air conditioning unit, two store rooms with built-in shelving, to:

Studio/Gym 16' 1" x 9' 9" (4.9m x 2.97m)

Kitchenette 8' 7" x 8' 0" (2.62m x 2.44m)

Store Room 8' 7" x 7' 7" (2.62m x 2.31m)

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/:///desks.masts.scribbled>

EPC Rating: Band C.

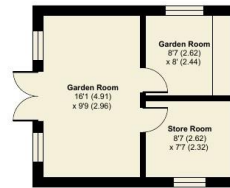




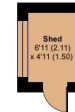
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Approximate Area = 2245 sq ft / 208.5 sq m
 Limited Use Area(s) = 228 sq ft / 21.1 sq m
 Annexe = 303 sq ft / 28.1 sq m
 Outbuilding = 34 sq ft / 3.1 sq m
 Total = 2810 sq ft / 260.8 sq m

For identification only - Not to scale



ANNEXE



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Fowlers Estate Agents. REF: 1497739



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