

Robert
Luff & Co

Water Lane, Pulborough

Freehold - Offers In Excess Of £1,000,000



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Description

We are delighted to offer Sandpearl, an exceptional recently built and beautifully designed detached family home, situated at the foot of a quiet country lane in the highly sought-after village of Storrington. Offering spacious and contemporary accommodation with luxurious finishes throughout, the property enjoys breathtaking uninterrupted views across the rear garden toward protected National Trust land, providing a tranquil and picturesque rural backdrop. Combining elegant architectural features with modern family living, Sandpearl represents a rare opportunity to acquire a stunning home in an outstanding countryside setting.

Key Features

- Exceptional recently built detached family home
- Quiet country lane position in sought-after Storrington village
- Breathtaking uninterrupted views toward National Trust land
- Stunning open-plan kitchen, breakfast and dining room with island
- Elegant dual-aspect living room with garden outlook
- Five bedrooms including versatile ground floor guest suite/study
- Luxurious principal suite with dressing room and private balcony
- Landscaped garden ideal for entertaining and enjoying the countryside
- Private driveway parking and double-width garage
- Council Tax Band G | EPC Rating C





Accommodation

Sandpearl is an exceptional detached family home offering beautifully presented and thoughtfully designed accommodation arranged over two floors.

A grand set of double doors opens into a striking entrance hall featuring a vaulted ceiling and a large feature window above the entrance that floods the space with natural light. A galleried landing overlooks the hallway, creating an impressive and welcoming first impression.

The ground floor offers superb reception space, including a wonderful dual-aspect living room extending from the front to the rear of the property, enjoying excellent natural light and pleasant garden views. This elegant yet comfortable room provides the perfect setting for both everyday living and entertaining.

At the heart of the home is a stunning re-fitted open-plan kitchen, breakfast and dining room. Beautifully appointed with stone worktops, a central island and integrated appliances, the space incorporates a relaxed breakfast area and a formal dining zone with ample room for a large dining table. Wide sliding doors open directly onto the garden, allowing the spectacular countryside outlook to become part of the living space.

A practical utility and boot room provides additional storage and appliance space.

Also on the ground floor is a versatile double bedroom, which benefits from its own en-suite shower room, making it ideal as a guest suite, home office or additional family bedroom.

The first floor continues to impress with three generous double bedrooms. Two benefit from modern en-suite shower rooms and excellent wardrobe space, while the remaining bedroom enjoys beautiful countryside views and is served by a luxurious family bathroom fitted with both a bath and separate shower.

The principal suite is a particularly outstanding feature of the home, offering a spacious bedroom, a separate fitted dressing room and a stunning en-suite bathroom with bath, separate shower and twin basins. Double doors open onto a private balcony from which the breathtaking panoramic countryside views can be fully appreciated.



Outside

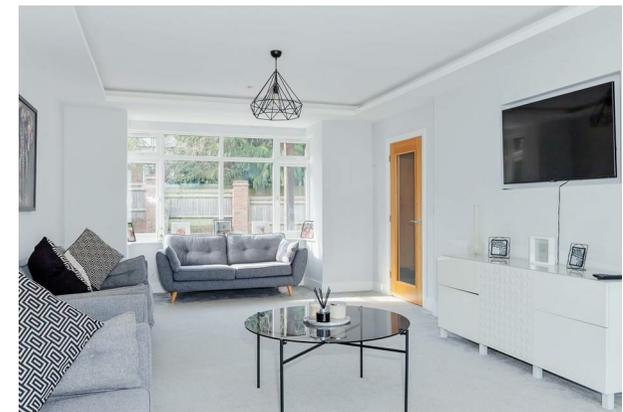
The landscaped rear garden has been carefully arranged to take full advantage of the magnificent outlook across protected National Trust land, where grazing horses create a peaceful rural backdrop. The garden provides an excellent space for outdoor entertaining, relaxation and al fresco dining while enjoying the surrounding countryside.

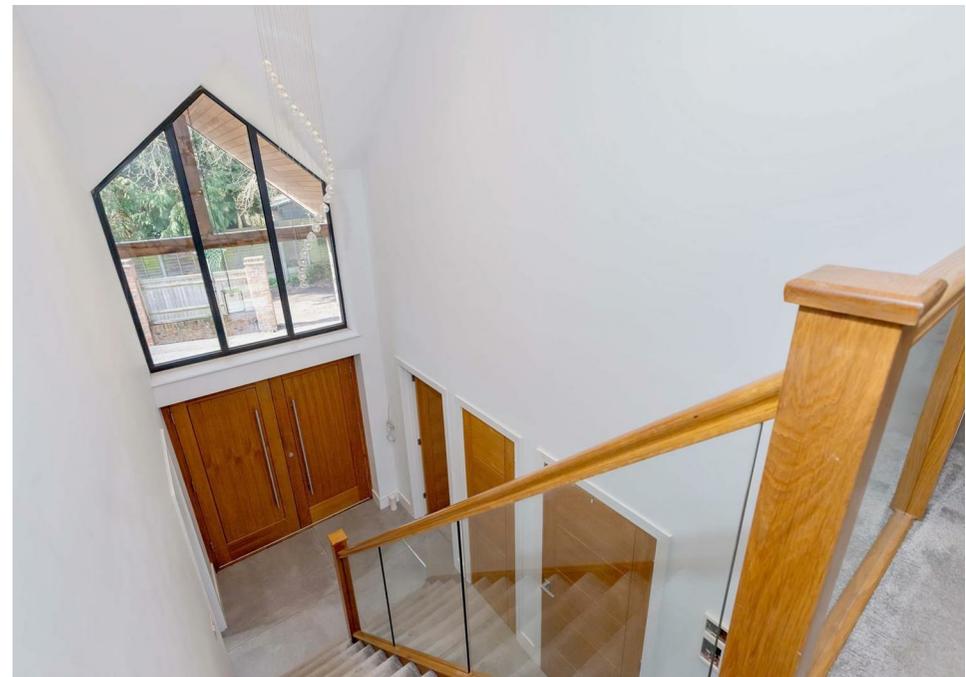
To the front of the property there is a large private driveway providing ample off-road parking, which leads to a double-width half-length garage, ideal for storage, bicycles or workshop use.

Location

Sand Pearl is conveniently situated close to the excellent range of amenities available in the popular village of Storrington, including shops, cafés, schools, parks and regular bus services.

The surrounding area offers superb access to countryside walks and bridleways, while the nearby A24 provides convenient road links north toward London and south to the coast. Nearby rail stations also offer excellent commuter connections to London and other major destinations.





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Floor Plan Water Lane



First Floor
Approx. 122.5 sq. metres (1319.0 sq. feet)



Total area: approx. 248.7 sq. metres (2676.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		80	(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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