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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



Sandpearl Water Lane
, Storrington, RH20 3LY

Guide price £1,000,000

Freehold Council Tax Band G



Guide Price £1,000,000 - £1,100,000.

Style, space and calmness are three of the standout qualities of this individually designed bespoke rural home situated in this beautiful village.

In brief the accommodation comprises vaulted covered entrance with double solid doors into spacious entrance hall, ground floor cloakroom, double aspect lounge with floating ceiling incorporating LED strip lighting and sliding doors onto the rear garden. French doors open on to the luxury fitted contemporary kitchen with central island with floating ceiling incorporating extractor hood and lighting, range of integrated appliances and door to utility room, and integral door to garage.

There is a ground floor bedroom with en-suite shower room, and to the first floor there are a further four double bedrooms, the master bedroom boasting a balcony incorporating countryside views, a walk-in wardrobe, and luxury bath and shower room. Bedrooms two and three also have en-suites, and there is also a luxury bathroom.

Externally to the front of the property is off road parking for several vehicles which in turn leads to the attached garage with insulated remote controlled roller shutter door, and the rear garden is a particular feature of the property having been landscaped with Indian sandstone patio, raised railway sleepers, predominately laid to lawn with beautiful views of horse land. Other benefits include air source heating and double glazing.

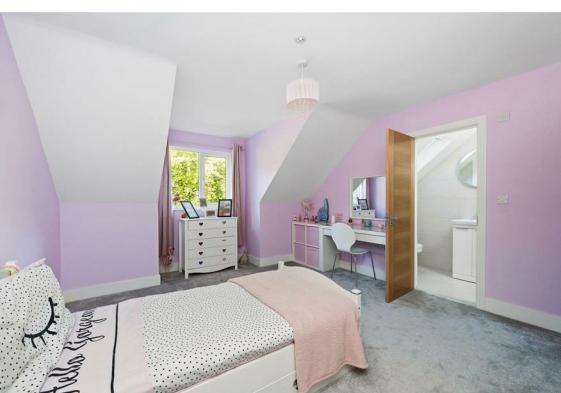
In our opinion internal viewing is considered essential to appreciate the overall quality of finish attention to detail and size of this spectacular home.

Vaulted sheltered entrance porch with double solid

Entrance hall
15'2 x 6'6 (4.62m x 1.98m)

Ground floor cloakroom
5'2 x 3'5 (1.57m x 1.04m)





Double aspect lounge with floating ceiling
30'0 x 13'0 (9.14m x 3.96m)

Luxury fitted kitchen/diner
30'8 x 13'0 (9.35m x 3.96m)

Luxury fitted utility room
13'0 x 5'10 (3.96m x 1.78m)

Garage with remote control up & over door
16'11 x 10'5 (5.16m x 3.18m)

Ground floor bedroom
12'11 x 12'4 (3.94m x 3.76m)

Luxury en-suite
8'9 x 3'5 (2.67m x 1.04m)

First floor landing with glass balustrade
19'6 x 3'2 (5.94m x 0.97m)

Master bedroom
23'8 x 14'4 (7.21m x 4.37m)

Luxury en-suite bath & shower room
8'9 x 12'7 (2.67m x 3.84m)

Walk in wardrobe
9'11 x 6'11 (3.02m x 2.11m)

French doors onto balcony

Bedroom two
15'6 x 12'4 (4.72m x 3.76m)

Luxury en-suite shower room
6'8 x 4'4 (2.03m x 1.32m)

Bedroom three
15'6 x 13'0 (4.72m x 3.96m)

Luxury en-suite shower
6'3 x 6'1 (1.91m x 1.85m)

Bedroom four
15'1 x 9'11 (4.60m x 3.02m)

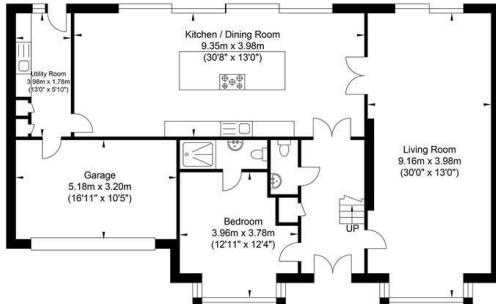
Luxury family bathroom
10'2 x 10'0 (3.10m x 3.05m)

Superb rear garden backing onto horses fields

Ample off road parking

Floor Plan

Water Lane



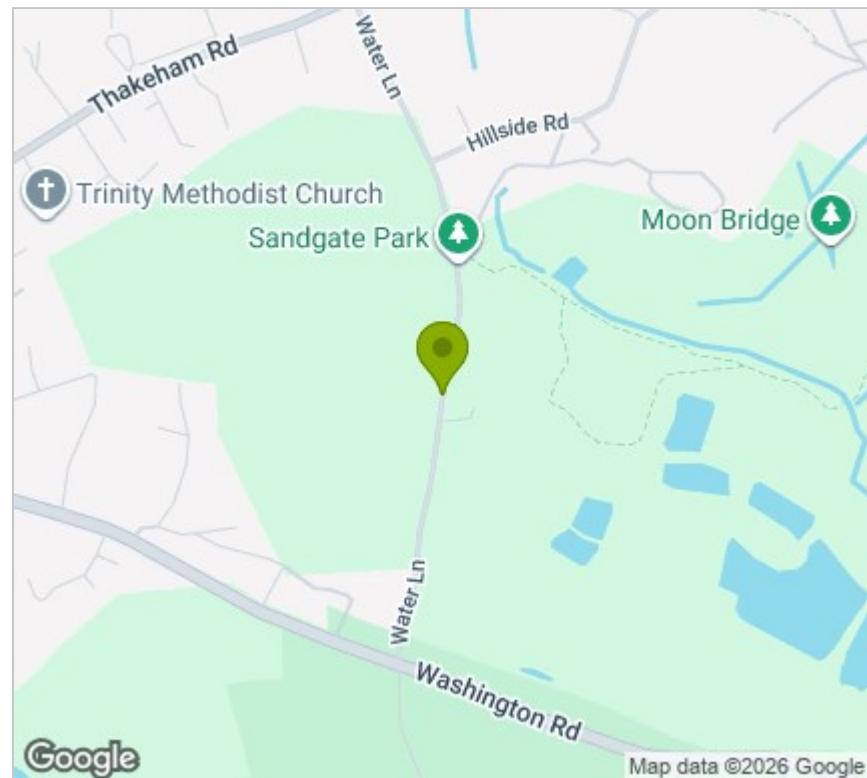
Ground Floor
Approximate Floor Area
1358.62 sq ft
(126.22 sq m)



First Floor
Approximate Floor Area
1297.91 sq ft
(120.58 sq m)

Approximate Gross Internal Area = 246.80 sq m / 2656.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Viewing

Please contact our Broadwater Office on 01903 958282
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

All successful buyers must complete an online identity verification check provided by I am Property. This is a legal requirement in accordance with HMRC's Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. The cost of this check is £20 (inc. VAT) per person.

Energy Efficiency Graph

