

Hazelwood House

Hampers Lane, Storrington, West Sussex RH20 3HU



PRICE ON APPLICATION



JOLLIFF
DEVELOPMENTS

www.jolliff-developments.co.uk

Differentiating ourselves through skilled craftsmanship and quality



An Exceptional Home

Hazelwood House is a recently built, enviable 5 bedroom property presented by Jolliff Developments boasting 3928 sqft in total, complete with landscaped gardens and guest annex.

Crafted with a mixture of traditional methods and modern design - superbly executed by Jolliff Developments with their exacting standards and attention to detail. With its market leading design and innovative technology Hazelwood House offers a truly unique opportunity to acquire a beautiful, functional 'A' rated bespoke home.

In the heart of the beautiful West Sussex countryside, Hazelwood House celebrates space, craftsmanship and details, a house to last for generations to come.

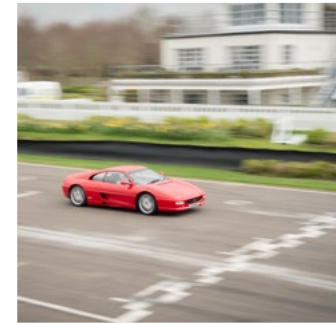


Location and Surrounding Areas

Hazelwood House is an exceptionally energy efficient state-of-the-art 5 bedroom house, situated along a quiet, secluded, private lane, amongst a network of wooded lanes on the edge of Storrington in West Sussex.

The leafy town of Storrington, rich in conservation areas is at the foot of the picturesque South Downs. Hazelwood House has direct access to nearby (National Trust) Heath Common, alongside the woodlands and heathlands of Sandgate Park; a 30 acre stretch of countryside abundant with wildlife, offering more enchanting walks.

This delightful family home incorporates thoughtful design with economical living, whilst lending itself superbly to entertaining with large open plan spaces and outdoor areas.



Local Amenities

Shopping - Storrington offers a range of local shops and businesses for daily needs. The main supermarket is Waitrose. Pubs and restaurants, a community market, a church, local post office and a library make Storrington a bustling place. Nearby Worthing and Horsham add a larger range shopping, leisure and sports centres, cinemas, cultural amenities and theatres.

Transport Links - Mainline train stations are from Pulborough or Amberley both travelling direct to London Victoria. By Road access routes to the A24 are minutes away and International airports London Gatwick and London Heathrow (M23/M25) are easily accessible.

Schools - There are many schools within easy reach. Private schools in the area include Windlesham House School among others. Storrington town has a Primary School with Steyning Grammar School close by.

Recreational - Within easy reach of the Downs, Storrington has plenty of activities on offer. There is an excellent leisure centre for indoor sports and physical recreation. Between Storrington and Pulborough on the A283 there is an airfield at Parham, home to the Southdown Gliding club. At nearby Goodwood there is a large flying school at the aerodrome, an excellent racecourse and motor racing at the famed Goodwood racetrack. From golf to horse riding, Cowdray Park polo to sailing opportunities along the South coast; Storrington is a perfect base for adventure.

Storrington - 1.8 miles / Pulborough - 5 miles / Amberley - 6.2 miles / Worthing 8.8 miles / Horsham - 13.4 miles / Gatwick Airport - 28.5 miles / Heathrow airport - 52.2 miles / Central London - 52.4 miles / Trains from Pulborough to London Victoria - about 80 minutes / Trains from Amberley to London Victoria - about 90 minutes

Exterior

Entrance pillars with electric sensor operated double gate open onto an extensive shingle driveway surrounded by Horsham stone retaining walls. The main entrance to Hazelwood House is through a solid Siberian Larch timber door nestled within a welcoming and impressive feature full height Siberian Larch timber framed gable. Motion sensor lighting provides security and automatic smart lighting illumination when approaching the house at night.



Ground Floor

Upon entering Hazelwood house, the Grand Hall is arranged around the family living area, the custom designed open plan kitchen with dining area, the lounge and the snug. A guest suite with its own private entrance is found at the South wing of the property. Oak flooring with underfloor heating features throughout the ground floor.





Family Living Room and Kitchen / Dining

The open plan design creates plenty of space, perfect for entertaining. The feature gable window invites an abundance of natural light and gives a delightful outlook across the gardens, there is also direct access to the garden terrace through the nearby bi-folding doors. The bespoke german engineered kitchen with integrated appliances is designed with attention to detail and boasts an instant hot water tap and wine fridge among other thoughtful surprises.





Snug and Lounge

To escape and relax, the cozy lounge and snug are perfect to unwind. Double glass doors connect the lounge from the family living room and the windows offer extended views of the gardens.



First Floor

An embedded glass staircase leads to the first floor with a glass balustrade balcony. Bespoke feature bubble glass pendant lights illuminate the Grand Hall and landing which is arranged around all the bedrooms and the bathroom.





Master Bedroom

The master bedroom with its feature beams and expansive views through the floor to ceiling windows has soft carpeted flooring and like the 2nd bedroom boasts walk-in wardrobe areas, an ensuite with wet room style shower enclosure and free standing bath. Vaulted ceilings further enhance the natural light from the large windows.





Bedroom Accommodation

With views overlooking the gardens, feature beams, soft carpeted floors and beautifully designed vaulted ceilings, each bedroom has its own graceful and unique style.

Ensuites and Bathroom

The roomy bathrooms include indulgent, free-standing baths and taps, walk-in overhead showers with handsets and beautifully designed wall niches. Vaulted ceilings and feature beams add to the spacious feel, with summer circuit heated towel rails.





Garden

The exterior of this nearly half acre site, offers fabulous landscaped gardens ideal for family living and social entertaining. The gable window from the family living room overlooks the peaceful wildlife pond surrounded by established planting with a multi-platformed Douglas Fir timber terrace complete with glass balustrade.



Ground Floor



Garden



First Floor



Grand Hall 16' 2" x 12' 9" (4.93m x 3.89m)

Lounge 26' 0" x 16' 4 maximum" (7.92m x 4.98m)

Living Room 23' 9" x 23' 2" (7.24m x 7.06m)

Kitchen/Dining Area 14' 10" x 14' 9" (4.52m x 4.5m)

Ground Floor Bedroom 4 13' 2" x 9' 8" (4.01m x 2.95m)

Snug 11' 4" x 9' 4" (3.45m x 2.84m)

Master Bedroom 18' 2" x 16' 1 narrowing to 12' " (5.54m x 4.9m)

Walk-In Dressing Room

Bedroom Two 17' 6" x 10' 7" (5.33m x 3.23m)
With Ensuite Bathroom

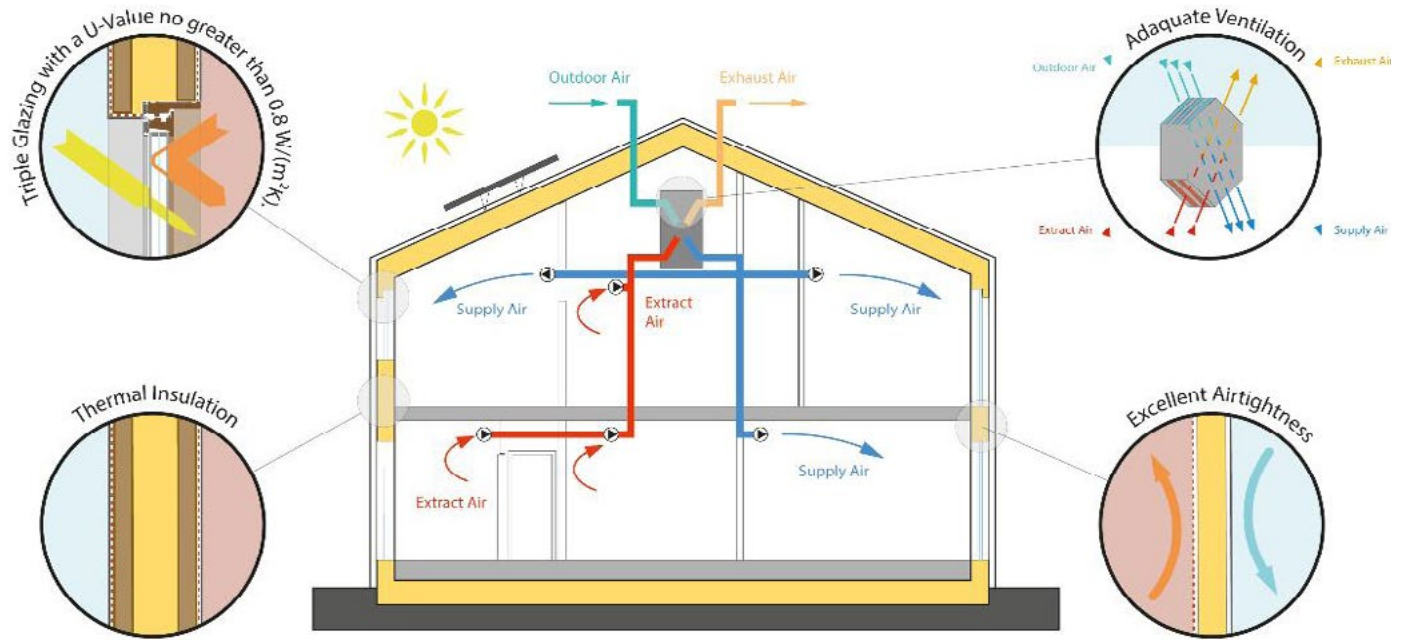
Bedroom Three 14' 6" x 8' 6" (4.42m x 2.59m)

Study / Bedroom 5

Double Garage 18' 0" x 17' 8" (5.49m x 5.38m)

Energy Efficiency

Built with a 'fabric first' approach, Hazelwood House is an 'A' Rated property living up to its potential. A Solar PV system provides the house with its own usable power and with low voltage lighting throughout the property further reducing electricity consumption. An MVHR Heat Recovery System operates in conjunction with the boiler system and coupled with triple glazed Rational Aluminium Windows and high specification insulation greatly reduces heat loss. Underfloor heating and programmable thermostats can be found in each room throughout the ground floor.



Fabric First Approach

Focusing on the build first helps to maximise the performance of the materials and components used that make up the fabric of the build, creating a more sustainable way to reduce capital and operational costs and improve energy efficiency.



MVHR Heat Recovery System

A quiet and low energy Mechanical Ventilation with Heat Recovery System (MVHR) is in place throughout the house minimising the heat loss from the property, recycling up to 90% of the heat that otherwise would be lost. Supplying filtered fresh air and extracting stale air, it gives a balanced whole house ventilation system.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Specifications

General

Cooling, Heating and Ventilation

- MVHR Heat Recovery System in all rooms, including guest room.
- Mains Boiler operating in conjunction with Heat Recovery System.
- Underfloor heating throughout the ground floor with thermostats in each room. Manifold control found in Cloakroom.
- Heated towel rails in all bathrooms with Summer circuits.

Security

- Full Alarm System, with capability to link to a mobile phone.
- CCTV to exterior of Property.
- Video intercom to front gate with capability to link to a mobile phone.
- Feature entrance pillars with electric sensor operated double gate to house and parking area.
- Motion sensor security lighting.
- Multi-point locking system on all external doors.
- Smoke alarms and Heat detector Alarm.
- Bespoke triple glazed Rational Aluminium Windows with locks.

Wifi, Audio Visual and Networking

- CAT 5 data internet cable to each room.
- AV equipment rack in Media room.
- Network and cable fittings in place.
- Satellite and TV cables to all rooms.

Energy Efficiency

- A' Rated House.
- 1.8 kW Perlight Solar PV System.
- MVHR Heat Recovery System.
- Bespoke triple glazed Rational Aluminium Windows with security locks throughout.
- Quinn Therm High Specification insulation.
- Programmable thermostats in each room on the ground floor.
- Low energy LED lighting.
- Underfloor heating throughout the ground floor.

Garden

- Multi-platformed Douglas Fir timber decking with glass balustrade over-looking the pond.
- Secluded, West-facing landscaped gardens.
- Established planting.
- Bespoke architectural metal handrails.
- Multiple outside water tap facilities.
- Covered outdoor plug sockets.
- Motion sensor security lighting with override facility.

Utilities

- Mains electric, gas and water.
- Mains drains.
- Installed phone line.

Warranties

- 10 year structural NHBC warranty

Lighting

- Low energy LED downlighting.
- Feature pendants and under step staircase lighting in Grand Hall
- Entrance Pillar and driveway lighting.
- Motion sensor security lights to exterior of property with override facility.
- Automatic smart lighting illumination when approaching the house at night.
- Bespoke worktop lighting in Kitchen.

Ground Floor

Entrance and Grand Hall

- Full height Siberian Larch timber framed gable.
- Solid Siberian Larch timber front door.
- Bespoke feature bubble glass pendant lights.
- Soft under step staircase lighting.
- Under staircase cupboards.
- Cloakroom with rails and door operated lights.
- Oak floor with underfloor heating.
- Solid oak doors to all ground floor rooms.
- Embedded glass staircase with glass balustrade balcony.

Guest WC

- WC with concealed cistern.
- Bespoke painted cupboards with Marmorino composite countertop.
- Wall mounted vanity unit with countertop vessel basin and mono tap.
- Oak floor with underfloor heating.
- Painted walls.
- Solid oak door.
- LED downlighting.

Family Living Area

- Traditional brick fireplace with facilities for electric fire.
- Delightful outlook across the gardens through gable window.
- Direct access to the terrace through bi-folding doors.
- LED downlighting.
- Open plan.
- Full height timber framed glazed gable.
- Glass doors through to lounge.
- Oak floor with underfloor heating.
- Painted walls.

Kitchen/Dining

- Bespoke German engineered open plan kitchen.
- Fully integrated range of kitchen appliances from Neff and AEG.
- Franke stainless steel sinks with pull out taps.
- Centre island with instant hot water tap.
- Marmorino composite countertops.
- Under cabinet lighting.
- Oven with warming drawer.
- Filtered water tap.
- LED downlighting and feature pendant lighting.
- Oak floor with underfloor heating.
- Wine fridge.
- Bins under both sinks.
- Painted walls.

Lounge

- Glass doors through to family living area.
- TV and Satellite cables.
- Oak floor with underfloor heating.
- Painted walls.
- LED downlighting.
- Solid oak door.
- Window overlooking the gardens.

Snug

- Storage cupboard under the stairs.
- Oak floor with underfloor heating.
- LED downlighting.
- Painted walls.
- Solid oak doors.

Guest Suite / Bedroom 4

- Own private entrance.
- Pendant lighting.
- Carpet with underfloor heating.
- Garden view from window.
- Painted walls.

Guest Suite / Bedroom 4 Ensuite

- Wet room with tiled floor.
- Walk-in shower with overhead shower and handset.
- Wall shower niche.
- WC
- Heated towel rail.
- Underfloor heating.
- Basin with mono mixer tap.
- Painted walls.
- Wall mounted vanity unit.
- Solid oak door.

Boot, Pantry and Utility Room

- Bespoke handmade boot bench.
- Coat racks.
- Oak floor with underfloor heating.
- Marmorino composite countertop with Franke sink.
- Tall cupboards.
- Door into garage.
- Security lighting override switch.
- Painted walls.

Garage and Driveway

- Double garage with automatic roller doors.
- Grey HB Epoxy Garage Floor Paint.
- Plug sockets.
- Back door through to garden decking.
- Extensive shingle driveway with Horsham stone retaining walls.

First Floor

Master Bedroom

- Expansive views of the garden though the floor to ceiling gable window.
- Walk-in dressing room
- Vaulted ceiling.
- Pendant lampshade lighting.
- Carpeted floor.
- Painted walls
- Feature beams.
- Solid oak doors.

Master Bathroom / Ensuite

- Oak flooring
- Feature beam.
- Bespoke cabinets.
- Tiled and painted walls.
- Free-standing bath and tap.
- Expansive walk-in shower with overhead shower and handset.
- Wall shower niche.
- Concealed cistern WC.
- Marmorino composite countertop with vessel basin.
- Heated towel rail.
- Vaulted ceiling.
- Directional spotlights.
- Solid oak door

Bedroom 2

- His and Hers walk-in wardrobe.
- LED downlighting.
- Window view over-looking the gardens.
- Carpeted floor.
- Vaulted ceiling.
- Solid Oak door.
- Painted walls.

Bedroom 2 Ensuite

- Wet room with large tiled floor.
- Feature beam.
- Electric heated flooring.
- Wall mounted vanity unit with basin.
- Tiled and painted walls
- Free-standing bath and tap.
- Expansive walk-in shower with overhead shower and handset.
- Wall shower niche.
- Wall mounted WC with concealed cistern.
- Heated towel rail.
- Vaulted ceiling.
- Directional spotlighting.
- Skylight window.
- Solid oak door.

Bedroom 3

- Carpeted floor.
- Feature beams.
- Skylight windows looking out onto garden.
- Electric heater with programmable thermostat.
- Vaulted ceiling.
- Directional spotlights.
- Painted walls.
- Solid oak door.

Utilities

- Mains electric, gas and water.
- Mains drains.
- Installed phone line.

Bathroom

- Free-standing bath and tap.
- Directional spotlights.
- Tiled and painted walls
- WC with concealed cistern.
- Wall mounted vanity unit with basin.
- Vaulted ceiling.
- Wall mounted bathroom cabinet with mirror
- Feature beam.
- Quadrant shower enclosure with overhead shower and handset.
- Wall shower niche.
- Oak wooden flooring.
- Heated towel rail.
- Solid oak doors.
- Boiler and hot water tank in cupboard.

Study / Bedroom 5

- Feature beam.
- Telephone socket.
- Vaulted ceiling.
- Painted walls.
- Carpeted floor.
- East facing garden view.
- Directional spotlights.
- Solid oak door.

Media Cupboard

- CCTV monitor and recorder.
- Main hub.
- Telephone Master socket.
- TV aerial and booster box.
- Solar PV system inverter.
- CAT 5 port patch panel.

MVHR Cupboard

- MVHR Heat recovery system unit.
- Main fuse board.
- Solar PV system generation meter.

Services

All fixtures and network cables are in place for a phone line, broadband and satellite etc, however services to the house have not been checked and no guarantee as to their working condition is offered.

Fixtures and fittings

All carpets are included in the sale. Items usually known as tenants contents including curtains, lampshades and garden furniture are excluded, but some items can be made available by separate negotiation.

Click the image below to view the showreel



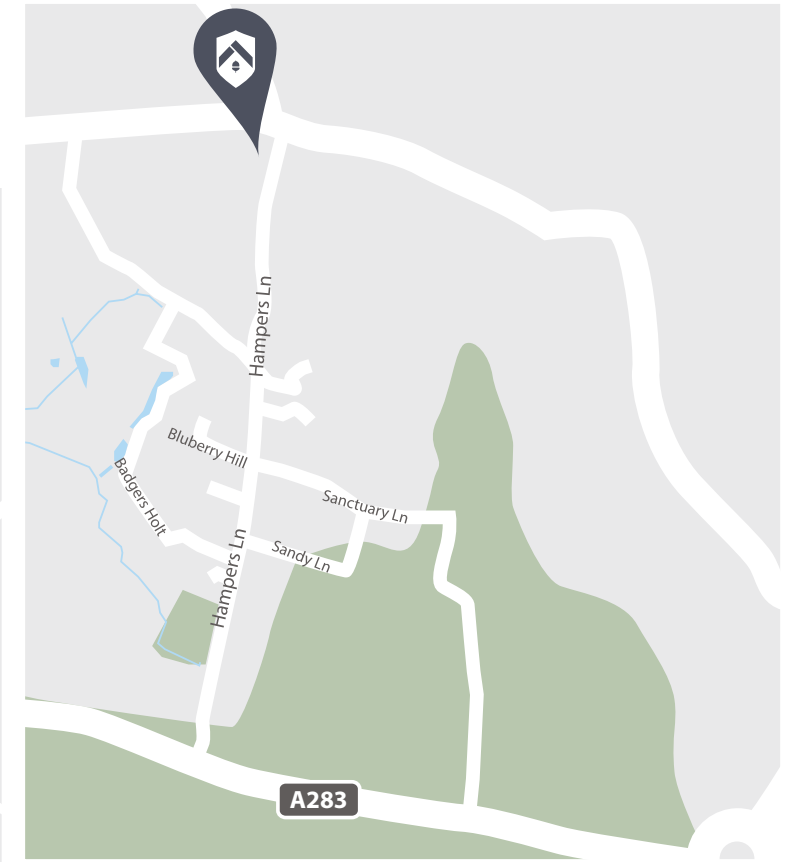
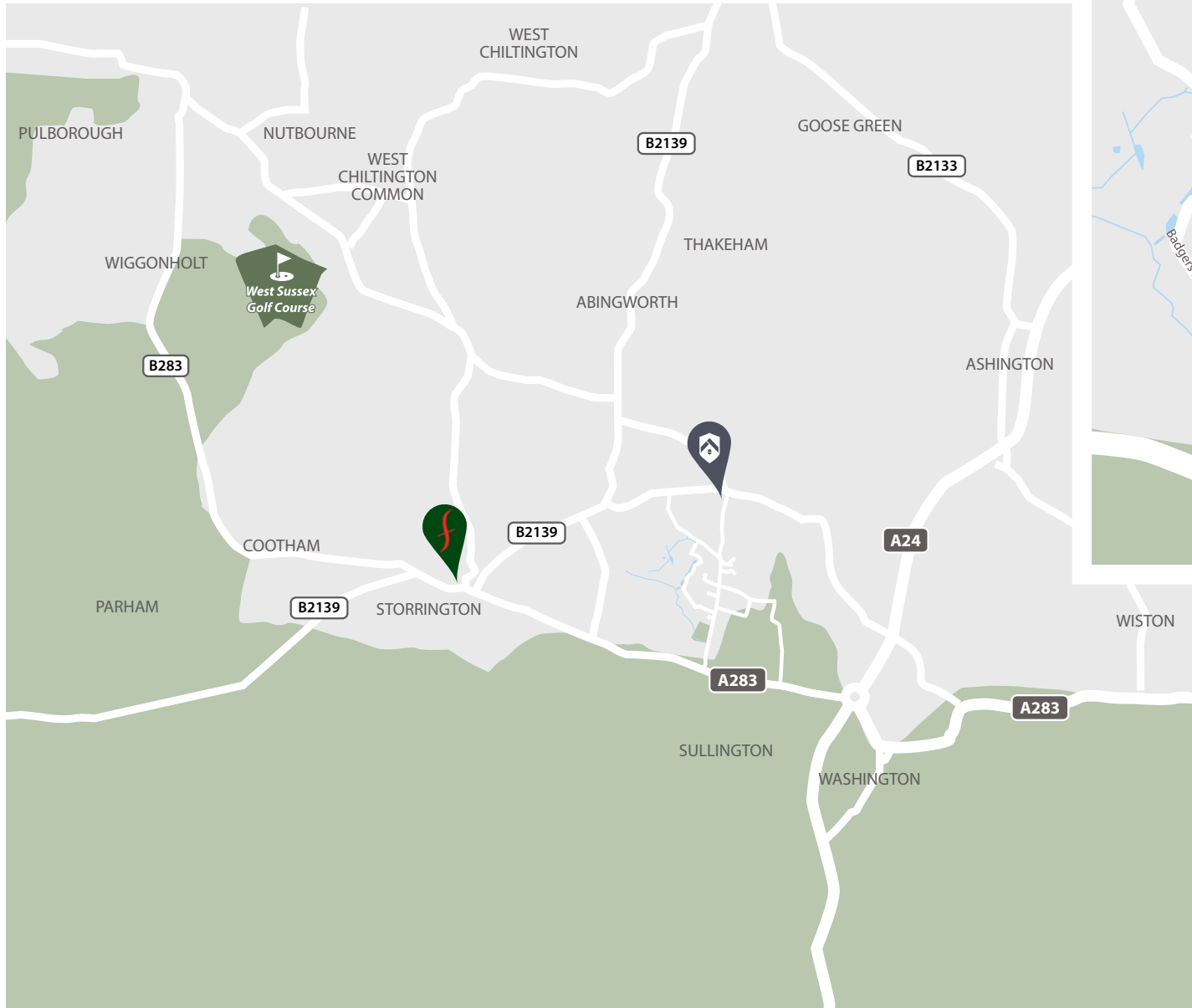
Discover more using the links below



info@jolliff-developments.co.uk

Directions

From London - follow the A3 and join the A243 to take the exit towards Dorking on the A24, at the Washington Roundabout take the 4th exit to rejoin the opposite carriageway, turn left at Rock Lane, then left at Rock Road. One more left turn leads you to Hampers Lane and a short way down the lane Hazelwood House entrance gates will be on the right.



All enquiries please call **01903 745844**
or visit www.fowleronline.co.uk