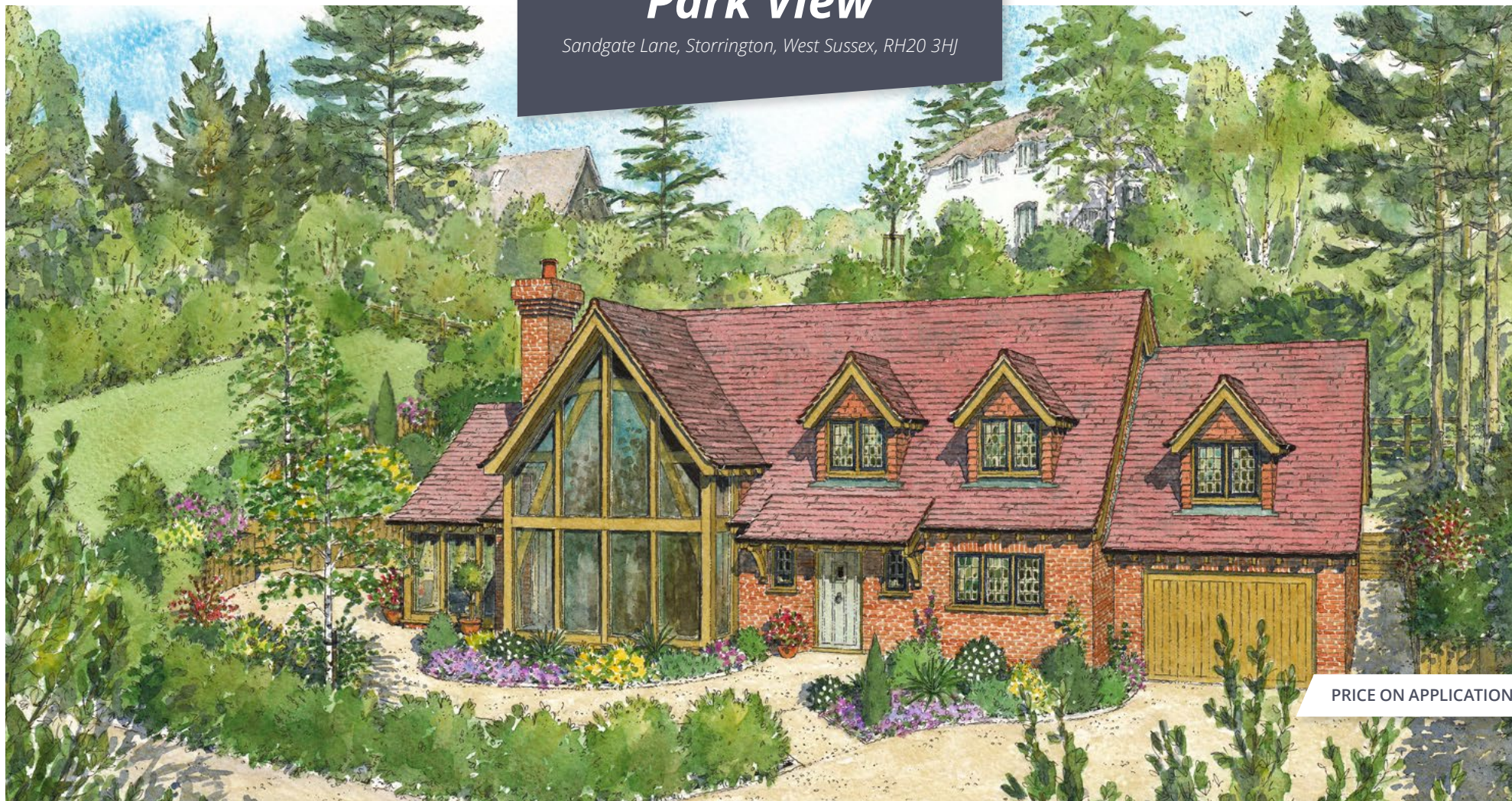


Park View

Sandgate Lane, Storrington, West Sussex, RH20 3HJ



PRICE ON APPLICATION



JOLLIFF
DEVELOPMENTS

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Differentiating ourselves through skilled craftsmanship and quality



An Outstanding Home

In a rare and secluded location, Park View is set amongst acres of woodland in mature landscaped grounds, located between the South Downs National Park and Sandgate Country Park with far reaching views.

Accessed along a private country lane, this five bedroom development of red brick construction, features an impressive gable fronted timber frame. Crafted with a mixture of traditional methods and modern design - superbly executed by Jolliff Developments and their exacting standards and attention to detail.



Location and Surrounding Areas

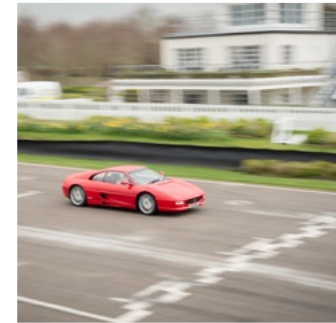
Park View is situated in the heart of the beautiful West Sussex countryside on the edge of Storrington, tucked neatly away at the end of a private lane.

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

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



Storrington - 1.4 miles / Pulborough - 6 miles / Amberley - 5.1 miles / Worthing 9.1 miles / Horsham - 14.4 miles / Gatwick Airport - 30 miles / Heathrow airport - 53.8 miles / Central London - 54.2 miles / Trains from Pulborough to London Victoria - about 80 minutes / Trains from Amberley to London Victoria - about 90 minutes



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.



Exterior

The gravel driveway leads up to an attached single garage of red brick construction with up and over door. From the drive, a path winds its way around the house amongst cleverly landscaped gardens and raised flower beds.

Ground Floor

From the front door a spacious galleried entrance hall is arranged around the family living area, the utility room, downstairs cloakroom and fifth bedroom - a versatile room, this would also work as a study, snug or playroom, with the added benefit of an en-suite.



Family Living Room

The open plan design is perfect for family living and entertaining with an abundance of space. The feature gable window invites an abundance of natural light and gives a delightful outlook across to the south facing views of the parkland. An exquisite red brick fireplace adds a cosy charm to the room. The dining/garden room leads on from the living area with a triple aspect timber frame and double doors leading out to the gardens.



Kitchen

The contemporary bespoke kitchen features integrated appliances, fitted units, ceramic hob, wooden floors and downward lighting all designed with scrupulous attention to detail.





First Floor

The first floor has four further bedrooms including a master bedroom suite with ensuite bathroom and the option of a dressing room in bedroom 2. The floor is arranged around all the bedrooms and the bathroom.

Master Bedroom

The master bedroom features a vaulted ceiling with floor to ceiling windows set within the timber frame to fully appreciate the extensive views of Sandgate Country Park. It is designed with soft carpeted flooring and like the 2nd bedroom boasts walk-in wardrobe areas and an ensuite.

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.



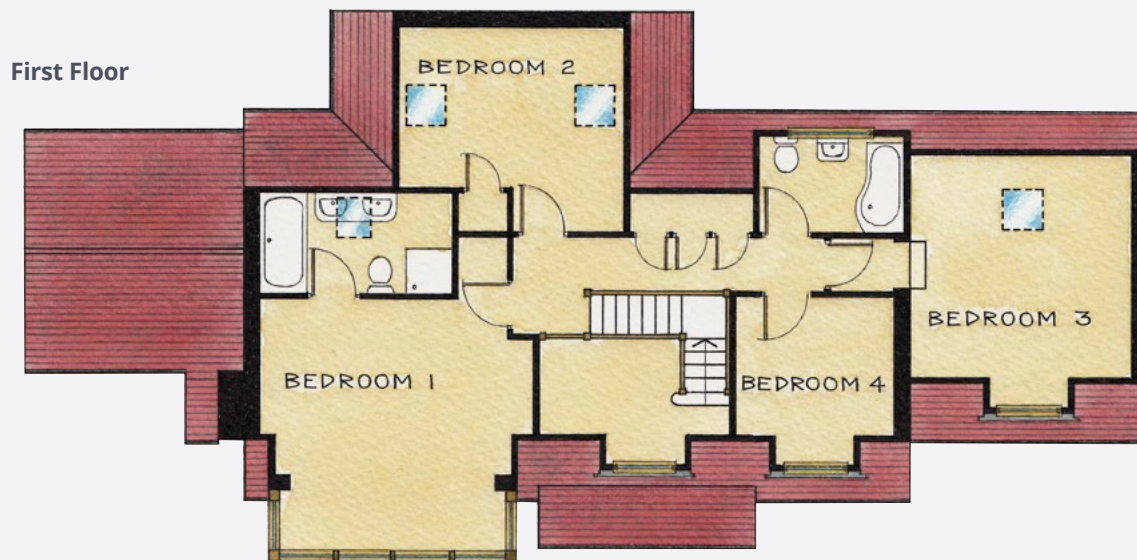
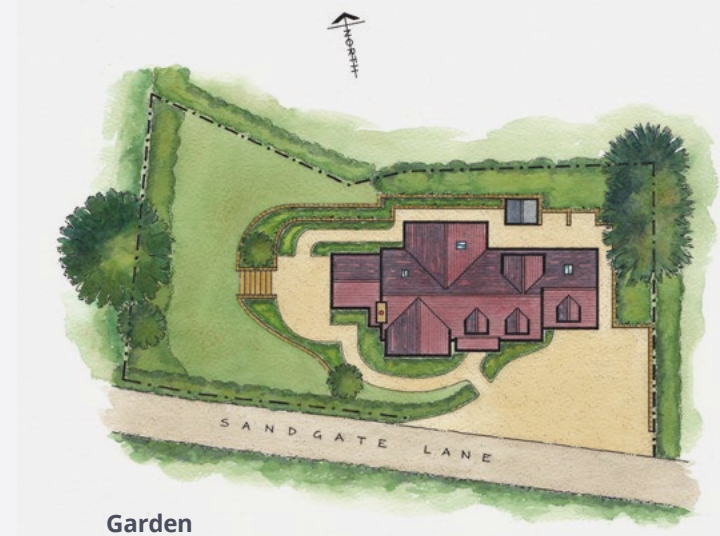
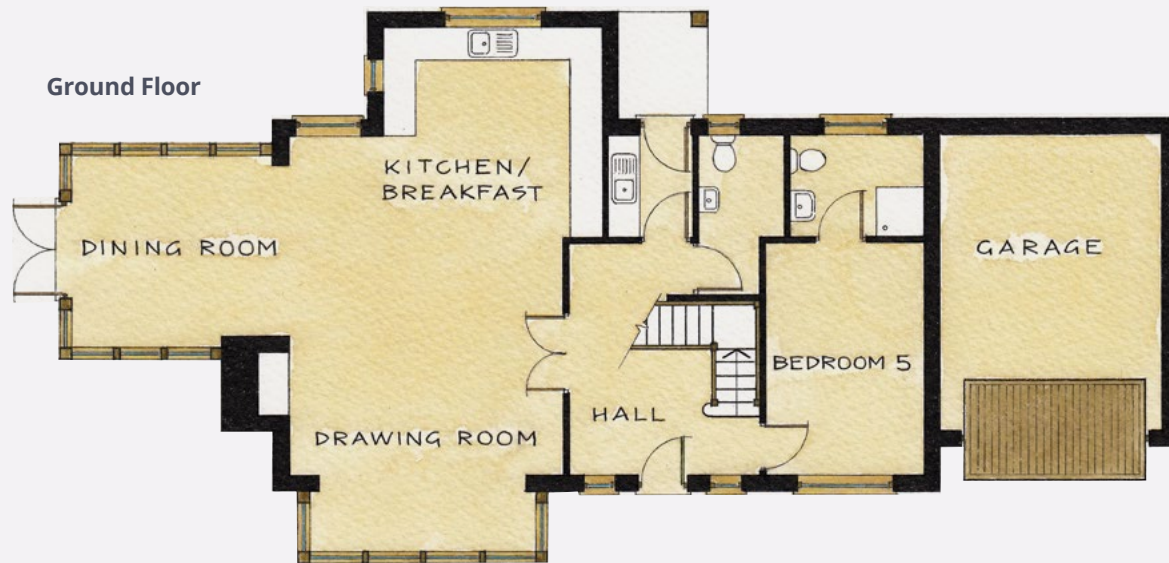
Ensuites and Bathroom

The roomy bathrooms are fitted with white ceramic sanitary ware, heated chrome towel rails, wooden flooring and directional spotlighting.



Garden

The exterior of Park View offers fabulous landscaped gardens ideal for family living and social entertaining. The gable window from the family living room overlooks the peaceful surrounds of Sandgate Park with its abundance of mature woodland.



- Hall** 11'8" x 15'7" (3.6m x 4.8m)
- Kitchen** 13'4" x 12'7" (4.1m x 3.9m)
- Drawing Room** 17'0" x 25'5" (5.2 m x 7.8m)
- Dining Room/Garden room** 13'7" x 11'8" (4.2m x 3.6m)
- Utility Room** 5'2" x 6'2" (1.6m x 1.9m)
- Bedroom 5/ Study** 9'8" x 14.4 (3.0m x 4.4m)
- En-suite** 8'2" x 6'2" (2.5m x 1.9m)
- Master Bedroom** 17'0" x 15'4" (5.2m x 4.7m)
- Master En-suite Bathroom** 12'4" x 6'2" (3.8m x 1.9m)
- Bedroom 2/ Dressing Room** 14'1" x 12'4" (4.3m x 3.8m)
- Bedroom 3** 13'7" x 15'7" (4.2 X 4.8)
- Bedroom 4** 9'8" x 9'8" (3.0m x 3.0m)
- Family Bathroom** 8'8" x 6'2" (2.7m x 1.9m)

Specifications

General

Heating

- Underfloor heating throughout the ground floor with thermostats in each room. Manifold control found in downstairs WC.
- Heated towel rails in all bathrooms.
- Mains oil fired Boiler

Security

- Full Alarm System.
- CCTV to exterior of Property.
- Motion sensor security lighting.
- Multi-point locking system on all external doors.
- Smoke alarms and Heat detector Alarm.
- Double glazed Windows with locks.

Wifi, Audio Visual and Networking

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

Energy Efficiency

- 'B' Rated House.
- Double glazed Windows.
- Insulation to loft.
- Programmable thermostats in each room on the ground floor.
- Low energy LED lighting.
- Underfloor heating throughout the ground floor.

Garden

- West-facing landscaped gardens.
- Secluded seating area featuring Indian Sandstone Paving.
- Bespoke architectural metal handrails.
- Multiple outside water tap facilities.
- Covered outdoor plug sockets.
- Garden lighting.

Utilities

- Mains electric and water.
- Oil tank.
- Mains drains.
- Installed phone line.

Warrenties

- 10 year structural [NHBC warranty](#).

Ground Floor

Entrance and Grand Hall

- Solid Oak timber front door.
- Oak floor with underfloor heating.
- Solid oak doors to all ground floor rooms.
- Under staircase cupboards.
- LED downlighting.

Guest WC

- WC with concealed cistern.
- Bespoke painted cupboards.
- 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

- Full height timber framed glazed gable.
- Traditional red brick fireplace with log burner.
- Open plan.
- Delightful outlook across the south facing views of the parkland through the feature gable window.
- Direct access to the garden terrace through the triple aspect timber frame with double doors.
- LED downlights.
- Oak floor with underfloor heating.
- Painted walls.

Kitchen

- Contemporary bespoke open plan kitchen.
- Fully integrated range of kitchen appliances.
- Franke stainless steel sink with mono tap
- Steel grey granite countertops.
- Under cabinet lighting.
- Oven with warming drawer.
- LED downlighting.
- Oak floor with underfloor heating.
- Painted walls.

Guest Suite / Bedroom 5

- Pendant lighting.
- Carpet with underfloor heating.
- Views across to Sandgate Park from window.
- Painted walls.
- Solid Oak door.

Guest Suite / Bedroom 5 Ensuite

- Shower Bath with mono mixer tap, overhead shower and handset.
- White ceramic full pedestal basin and WC.
- Heated towel rail.
- Underfloor heating.
- Basin with mono mixer tap.
- Tiled and Painted walls.
- Wall mounted vanity unit.
- Solid oak door.
- Frosted window.

Utility Room

- Oak floor with underfloor heating.
- Steel grey granite countertop with Franke sink.
- Cupboards with spaces for washer/drier.
- Door into garden.
- Painted walls.
- LED downlighting.

Garage and Driveway

- Garage with Up and Over door.
- Grey HB Epoxy Garage Floor Paint.
- Plug sockets.
- Extensive shingle driveway with oak sleeper retaining wall.

First Floor

Master Bedroom

- Expansive views of Sandgate Park 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
- Tiled and painted walls.
- Wall mounted vanity unit with basin and mono tap.
- Expansive walk-in shower with overhead shower and handset.
- Wall shower niche.
- White ceramic WC.
- Heated towel rail.
- Vaulted ceiling.
- LED downlighting.
- Solid oak door.
- Skylight Window.

Bedroom 2

- Bespoke cupboards.
- Feature beam.
- Carpeted floor.
- Vaulted ceiling.
- Solid Oak door.
- Painted walls.
- Pendant lighting.
- Skylight Windows.

Bedroom 3

- Window looking out over the stunning views of Sandgate Park.
- Bespoke cupboards.
- Vaulted ceiling.
- Pendant lampshade lighting.
- Feature beam.
- Painted walls.
- Solid oak door.
- Carpeted floor.

Bedroom

- Shower Bath with mono mixer tap, overhead shower and handset.
- Directional spotlights.
- Tiled and painted walls
- White ceramic full pedestal basin and WC.
- Vaulted ceiling.
- Oak wooden flooring.
- Heated towel rail.
- Solid oak doors.
- Feature beam.

Bedroom 4

- Bespoke fitted oak shelving.
- Feature beam.
- Telephone socket.
- Vaulted ceiling.
- Painted walls.
- Carpeted floor.
- South facing parkland view from Window.
- LED downlighting
- Solid oak door.

Media Cupboard

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

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.

Services

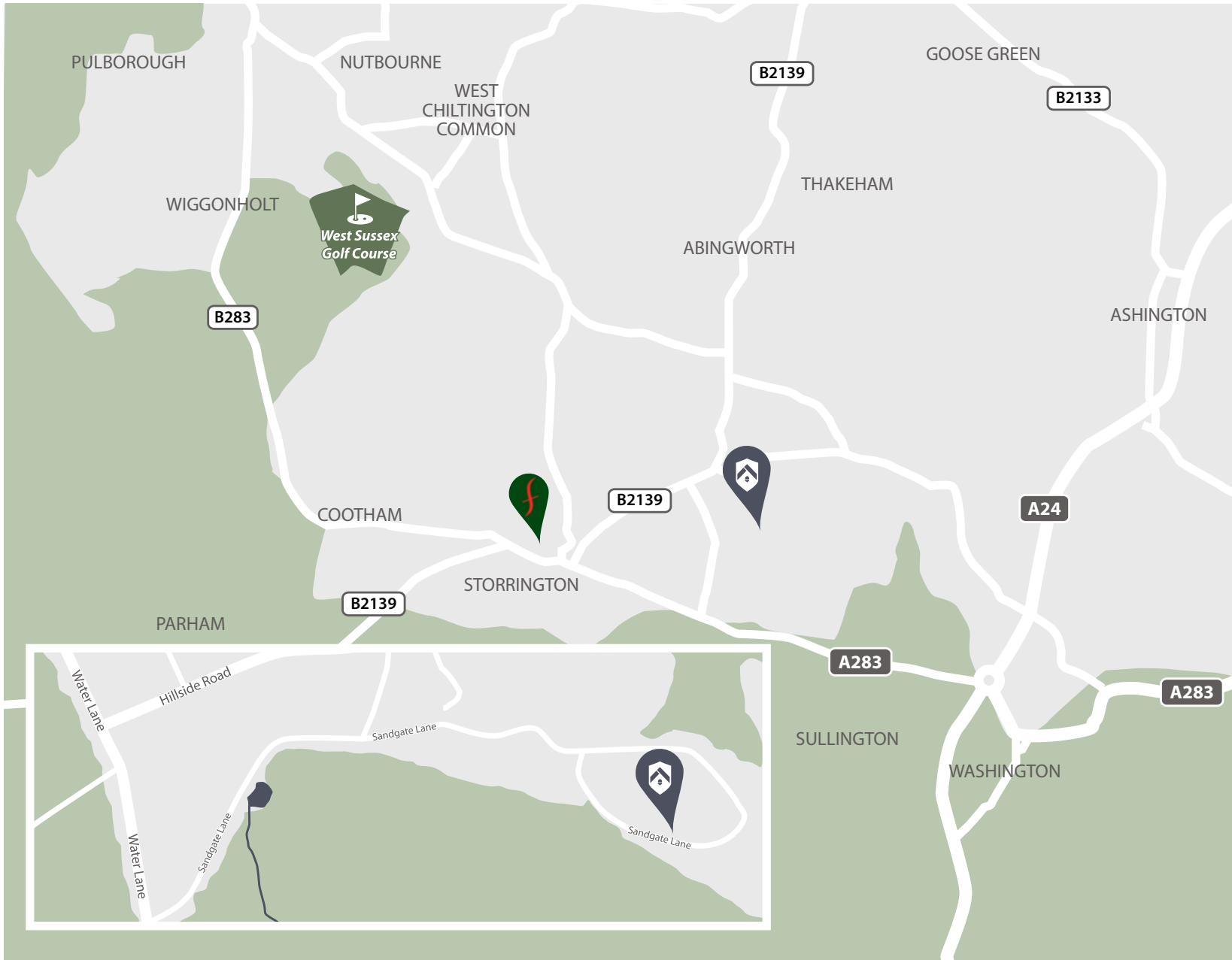
All fixtures and network cables are in place for a phone line, broadband and satellite etc, however services to the house have not been checked and no guarantee as to their working condition is offered.



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 3rd exit onto the A283. Turn right at Water Lane, then second right onto Sandgate Lane. Follow Sandgate Lane until a fork in the road, take the right turning and Park View will be on your left opposite the parkland.



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