



Woodend

Water Lane, Storrington, West Sussex, RH20 3LY

Batcheller
Monkhouse

Our Corner of England

WOODEND

A substantial family house providing over 4,100 sq.ft. of accommodation including a modern ground floor annexe, stabling, paddocks and further outbuildings set in attractive gardens and grounds approaching 2.6 acres. Situated on the edge of Storrington within easy reach of the local facilities that the village offers, this property has wonderful open views over Sandgate Park to the rear.

Ground Floor

- Reception Room
- Dining Room
- 2 Studies
- Kitchen
- Bedroom with En-Suite Shower Room
- Further Bedroom
- Bathroom

Annexe

- Reception Room
- Kitchen/Dining Room
- Bedroom with En-Suite Shower Room

First Floor

- Open Plan Sitting Room
- Bedroom 1 with En-Suite Bathroom
- Bedroom 2 with En-Suite Shower Room

Outside

- Driveway
- Double Garage
- Landscaped Gardens
- Stable Block
- Further Outbuildings
- Approximately 2.6 Acres (1.05 hectares)



DESCRIPTION

Woodend is an impressive extended family home which has been the subject of ongoing refurbishment and improvement by the owners in recent years including a superb loft extension and stunning separate ground floor annexe. Backing onto Sandgate Park, this property also offers excellent equestrian facilities including 6 stables, tack room, two paddocks, sand school, tractor shed, further sheds and a double detached garage.

Main features include:

- **Impressive Entrance Hall** with vaulted ceiling and large storage cupboard. Ground floor accommodation comprising:
- Dual aspect **Reception Room** with large sliding doors to the front and cast-iron log burner with windows to either side.
- **Dining Room** with window to the front.
- **Kitchen/Breakfast Room** comprising kitchen area with range of Maple units with integral breakfast bar and built-in Neff appliances comprising twin ovens, hob, larder fridge, full height freezer and with space for dishwasher. To the side is a Utility Area with further units with sink, windows to side and rear, larder cupboard and cupboard with space for washing machine and tumble drier. A glazed door to the side leads to the **Conservatory/Boot Room** with further units and glazed door to the side. Open plan to the **Breakfast Room** with space for large dining room table and with glazed door and double doors to the rear garden.
- **2 Studies**
- **Guest Bedroom Suite** comprising double bedroom with vaulted ceiling with skylight, bay window to the front and further windows to the side. There is a walk-in closet and door to the **En-Suite Shower Room**
- **Further Bedroom** and **Family Bathroom**
- First floor accommodation comprising:
- Impressive open plan **Sitting Room** with vaulted ceiling, two skylights and large arched window overlooking the paddocks to the rear with Sandgate Park beyond. Two large storage cupboards and further cupboard housing pressurised hot water system.
- **Main Bedroom Suite** with windows to front and side and walk-in closet. Door leading to large **En-Suite Bathroom**
- **Further Double Bedroom Suite** with windows to side and rear, built-in wardrobe and door to En-suite Shower Room.



- **Separate Ground Floor Annexe** with underfloor heating and completed in 2020 comprising:
- **Annexe Sitting Room** with vaulted beamed ceiling, window to side, bi-folding doors to the garden and double height glazed window with integral door, to the rear.
- **Annexe Kitchen/Dining Room** with a range of fitted units with integral oven and hob with space for fridge/freezer, washing machine and tumble drier. Window to the side and glazed door to the front.
- **Annexe Bedroom Suite** comprising bedroom with vaulted ceiling, double doors to the front and entire wall of built-in wardrobes with door to **En-Suite Shower Room**



OUTSIDE

Double gates lead to the extensive gravelled driveway with extensive parking and two sheds. A further driveway to the side leads to the detached double garage with adjacent tractor shed. To the front of the property is a level lawn with side access to the rear. The rear garden comprises a flagstone terrace leading to lawn with detached stable and tack room to the side. Timber steps lead up to the gated land to the rear currently arranged as two paddocks, one with gated occasional rear access, a sand school (40m x 20m) and a stable block comprising five stables with power, light and water with hardstanding to the front. To the rear of the property are open views over Sandgate Park.

AMENITIES

Local: Storrington with a range of local shops, together a Waitrose supermarket, a medical centre, library and primary schools.

Towns: and Cities: Horsham (14 miles) Chichester (15 miles), London (45 miles).

Transport: Pulborough station (5 miles) with services to London Victoria. A24 to London, Gatwick Airport, and the national motorway network.

Schools: Schools include Steyning Grammar School, Storrington Primary, West Chiltington Primary and The Weald School.

Leisure: South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.



DIRECTIONS

From the centre of Storrington head east along the A283 Washington Road for approximately 1 mile and then turn left into Water Lane. After approximately ½ mile, turn right into a small lane and Woodend will be facing you before turning left.

What3words: ///defeated.boast.quietest



ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham, West Sussex RH12 1RL. Telephone 01403 215100. www.horsham.gov.uk

Services : (Not checked or tested): Mains electricity, air-source heat pump (2020), mains water and private sewage treatment plant.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk, www.caa.co.uk, www.landregistry.gov.uk

Rights and Easements: The land is sold subject to and with the benefit of rights, including rights of way, whether public or private, light, support, drainage, water, gas and electricity supplies and any other wayleaves or easements.

Plans and Areas: These are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied himself or herself as to their accuracy and any error or misstatement shall not annul the sale or entitle any party to compensation in respect thereof.

Tenure: Freehold.

Land Registry Title Number: WSX168915.

EPC Rating: C.

Council Tax Band: E

DM/15/05/2024

GUIDE PRICE £1,500,000

Viewings

For an appointment to view Please contact our Pulborough Office
Telephone: 01798 872081 Email: sales@batchellermonkhouse.com

Please take a set of these particulars when viewing and beware of potential rural hazards, including livestock. Ensure gates are shut at all times.

Battle
01424 775577
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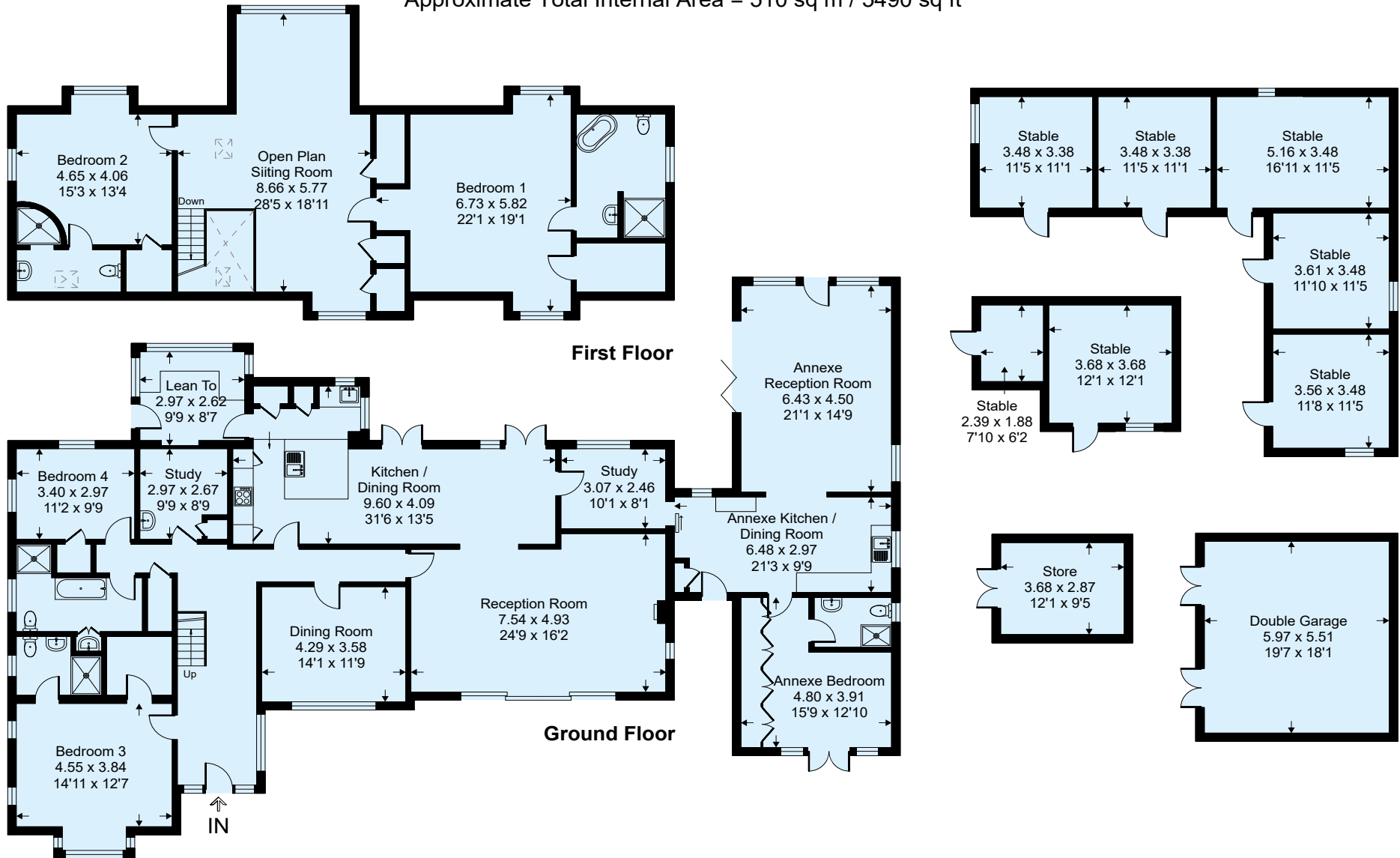
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Woodend, RH20

Approximate Gross Internal Area = 382 sq m / 4111 sq ft
 Approximate Garage Internal Area = 33 sq m / 354 sq ft
 Approximate Outbuilding Internal Area = 95 sq m / 1025 sq ft
 Approximate Total Internal Area = 510 sq m / 5490 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

NOTE:

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2. The particulars do not constitute any part of a Contract;

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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Woodend, Water Lane, Storrington, West Sussex RH20 3LY



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50 m
Scale 1:1250 (at A4)



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