



Oakwood Cottage

Sanctuary Lane, Storrington, West Sussex, RH20 3JD

Batcheller
Monkhouse

Our Corner of England

OAKWOOD COTTAGE

Having been the subject of many recent improvements, this deceptively spacious cottage enjoys magnificent views over National Trust land towards the South Downs and is ideally situated in a quiet, rural location whilst being less than two miles from Storrington village centre.

Ground Floor

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Utility Area

First Floor

- Galleried Landing
- Principal Bedroom with En-Suite Shower
- 2 Further Double Bedrooms
- Guest Bathroom

Outside

- Driveway
- Garage
- South Facing Rear Garden

DESCRIPTION

This three double bedroom detached house has recently been updated with a new conservatory, new remote controlled Velux windows, soffits, barge boards and cladding as well as having underfloor heating and a modern gas boiler. The property enjoys the most wonderful rural location with stunning far reaching views from the south facing garden. Main features include:

- **Entrance Hall** Stairs rising to the first floor with cupboard beneath.
- **Sitting Room** with door to the entrance hall and double doors to the rear leading to the kitchen/dining room.
- **Kitchen/Dining Room** In the kitchen area there is an extensive range of fitted units, Aga, integral dishwasher, quarry tiled flooring and space for fridge/freezer. There is a window to the rear with far reaching views toward the South Downs. The dining area has ample space for dining table and chairs, quarry tiled flooring, two windows to the side and double doors to the rear leading to the conservatory.
- **Conservatory** The recently replaced conservatory has expansive views over National Trust owned countryside with the South Downs beyond and features double doors to the rear garden.
- **Utility Area** With space for washing machine, glazed door to garden and door to:
- **Cloakroom**
- **Galleried Landing** with new remote controlled Velux skylight to the front.
- **Principal Bedroom** with windows to the front and rear. Door to:
- **En-Suite Shower Room** with shower cubicle and new remote controlled Velux skylight to the rear.
- **2 Further Double Bedrooms**
- **Guest Bathroom** with white suite comprising bath, wc and wash hand basin and with new remote controlled Velux skylight to the rear.
- **Garage and Driveway Parking**
- **South Facing Rear Garden** backing National Trust land with far reaching views towards the South Downs.

OUTSIDE

To the front is driveway parking for a car leading to the garage. Mature hedging to the front provides an excellent degree of privacy and seclusion whilst gated side access leads to the rear garden. The south facing rear garden enjoys wonderful far reaching views over open countryside owned by the National Trust with hedging to the sides, and comprises a paved terrace with the remainder laid to lawn. Please note that the rear of the garden has recently been granted a renewed 99 Lease by the National Trust who own the land to the rear of the property, and is to ensure no extensions are built to the rear of this or the adjoining properties.





AMENITIES

Local: Washington Village (1.5 miles). Storrington (1.6 miles) with a wide range of local shops, supermarkets, medical centre, library and schools. Ashington Village (2.7 miles).

Towns: and Cities: Horsham (13 miles) Brighton (19 miles), London Gatwick (29 miles).

Transport: Pulborough Station (6.6 miles). Billingshurst Station (9 miles) with services to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include St. Mary's Church of England Primary, West Chiltington Primary, Storrington Primary, The Weald School and Steyning Grammar 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

Leave Storrington on the A283 and after approximately 1 mile, turn left into Hampers Lane. Take the second right turn into Sanctuary Lane and the property can be found on the right hand side after approximately ¼ mile.

What3words: ///gladiator.centuries.fizzled

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham, RH12 1RL.

Telephone: 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): All mains services connected.

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

Tenure: Freehold. Land Registry Title number: WSX184562.

EPC Rating: C

Council Tax Band: F

Agent's Note: Under the Estate Agency Act 1979, we hereby declare that the property belongs to a member of staff at Batcheller Monkhouse.

RA/16/04/2024

GUIDE PRICE £700,000

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

Battle
01424 775577
battle@batchellermonkhouse.com

Haywards Heath
01444 453181
hh@batchellermonkhouse.com

Pulborough
01798 872081
sales@batchellermonkhouse.com

Tunbridge Wells
01892 512020
twells@batchellermonkhouse.com

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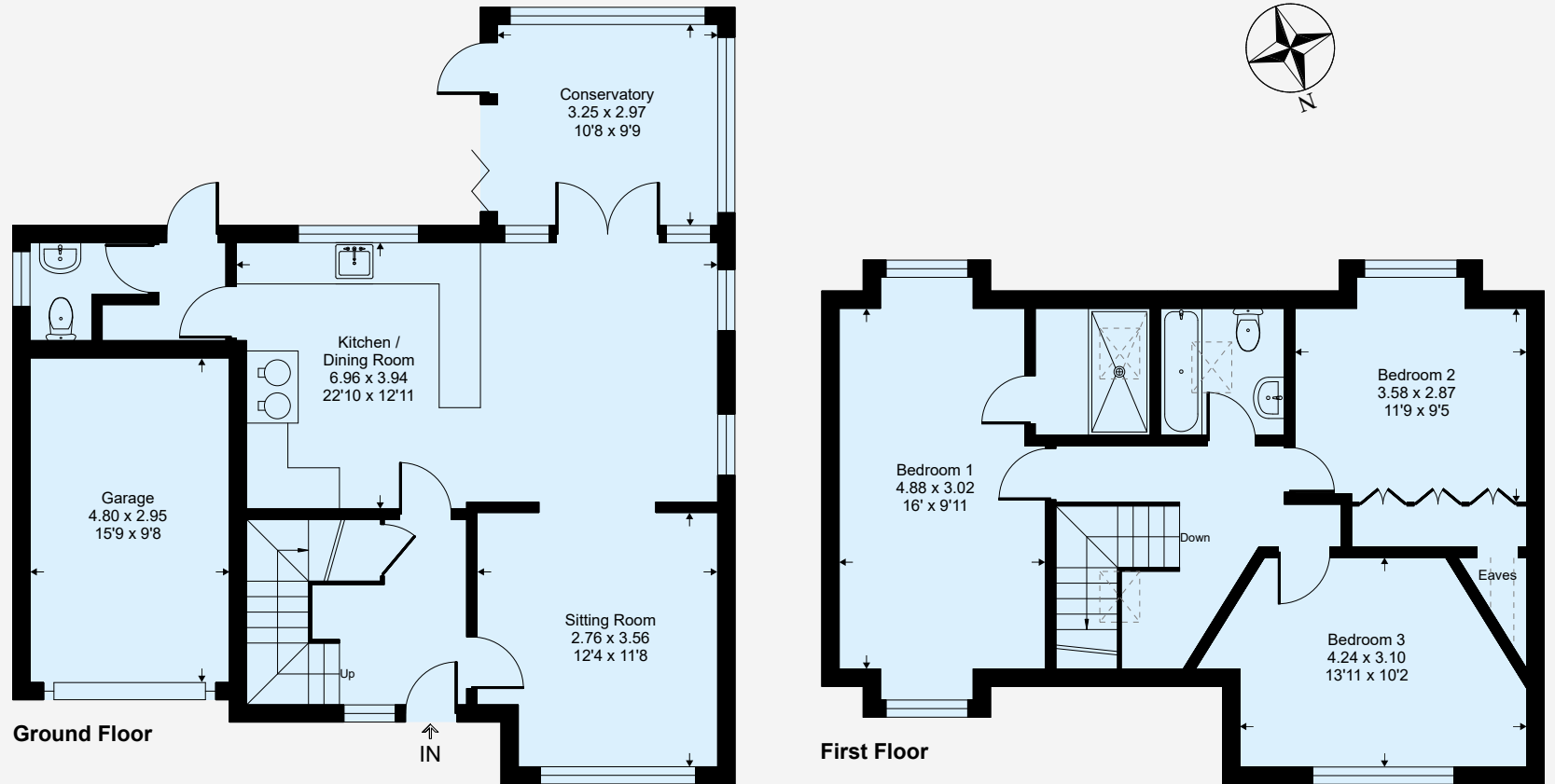
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Approximate Gross Internal Area = 127 sq m / 1364sq ft
Approximate Garage Internal Area = 14 sq m / 152 sq ft
Approximate Total Internal Area = 141 sq m / 1516 sq ft



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