



White Canons

Fryern Park, Fryern Road, West Sussex

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A detached 5 bedroom property with detached 2 bedroom annexe and 2.75 acres in a sought-after West Sussex location

A generously-proportioned stone-built period family home, sensitively combining quality fixtures and fittings with original features and configured to maximise the stunning views over its grounds. It is located in a quiet country lane on the fringes of a desirable village, near to local amenities, the road network and train station.



4 RECEPTION ROOMS



7 BEDROOMS



**3 BATHROOMS
1 CLOAKROOM**



TRIPLE CARPORT



2.75 ACRES



FREEHOLD



EDGE OF VILLAGE



3,819 SQ FT



**GUIDE PRICE
£1,700,000**



The property

White Canons is a stone-built double-fronted period family home offering 3,320 sq ft of light-filled, flexible accommodation arranged over two floors. Configured to provide a practical and cohesive living and entertaining environment, maximising the stunning garden views, it sensitively combines period charm with modern amenities, quality fixtures and fittings and elegant décor throughout.

The accommodation flows from a welcoming part-panelled reception hall with parquet flooring, useful storage and a cloakroom. It comprises a drawing room with a feature exposed brick fireplace with inset woodburner and a music/family/sitting room, both dual aspect and with French doors to the front aspect. There is also a wooden-floored side aspect study with bespoke shelving. To the rear is an open plan kitchen/breakfast and sitting/dining room with tiled flooring, a particular feature of this property. The kitchen/breakfast room has a range of bespoke wall and base units, a large central island with breakfast bar, complementary worktops and splashbacks, an Esse

cast iron range, modern integrated appliances including a feature wine chiller and an inter-connecting fitted utility room with Belfast sink. The kitchen opens into a vaulted orangery-style sitting/dining area with a large bow window, double doors to the drawing room and full-height glazing incorporating French doors to the terrace.

Stairs rise from the reception hall to a spacious part-panelled landing with further useful storage and space for a seating area. It gives access to a triple aspect principal bedroom with fitted storage and an en suite bathroom with freestanding bath and separate shower, four further bedrooms and a family bathroom, also with freestanding bath and separate shower.











Outside

The property is approached from the lane over a gravelled driveway providing private parking and giving access to a three-bay carport and to a detached weatherboarded annexe with kitchen/sitting room, two bedrooms and a shower room. A footbridge spanning a stream gives access to the main house and the remaining grounds. The well-maintained landscaped garden surrounding the property is laid mainly to areas of lawn bordered by well-stocked flower and shrub beds and mature specimen trees. It features numerous seating areas, a lake with boathouse, a summer house and a large split-level paved terrace incorporating a covered seating/jacuzzi area, the whole ideal for entertaining and al fresco dining. Further double gates and driveway lead to the front of the house.

Location

Storrington village has a community market, local shopping, a Post Office, Waitrose supermarket, bank, library, recreation ground, leisure centre, pubs, cafés, restaurants and primary schooling. It lies at the foot of the South Downs National Park and its miles of

walking, cycling and riding routes, and is the closest location to the mid-point of the South Downs Way. More extensive shopping and recreational amenities are available in nearby Pulborough, the seaside town of Worthing and the historic market town of Horsham. Transportation links are excellent: Pulborough station (5.0 miles) offers regular services to London Victoria (from 77 minutes), the A24 gives access to the coast and motorway network, and Gatwick Airport provides a wide range of domestic and international flights.



Distances

- Storrington 0.9 miles
- Pulborough 4.0 miles
- Billingshurst 8.9 miles
- Worthing 10.6 miles

Nearby Stations

- Pulborough
- Billingshurst

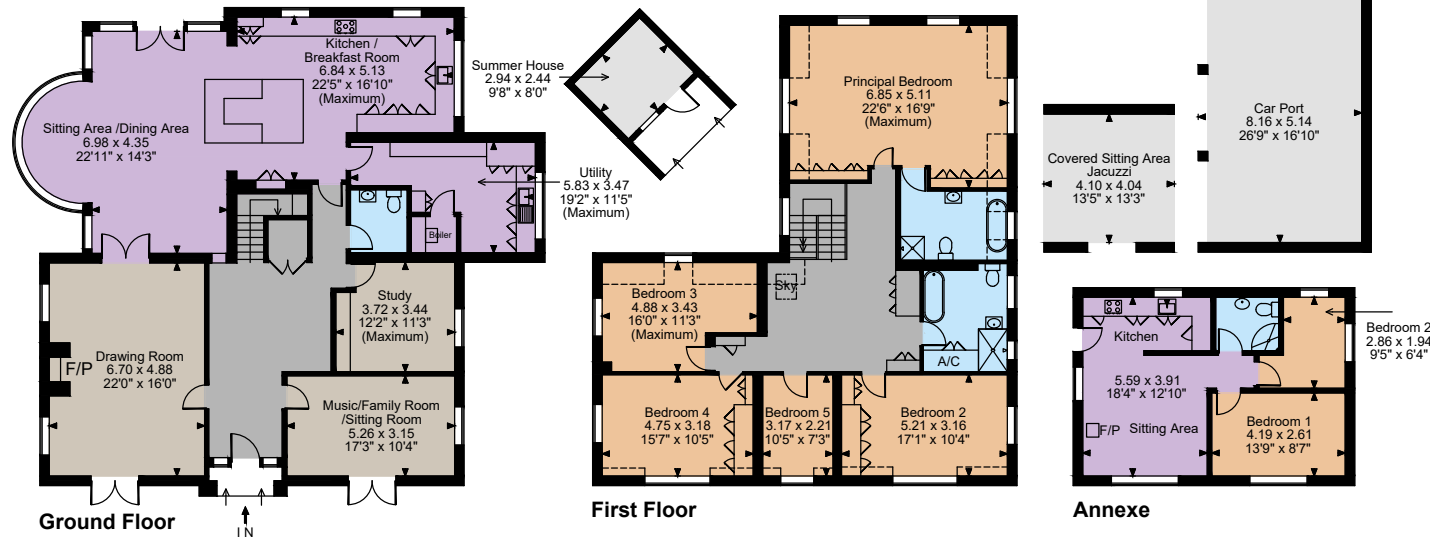
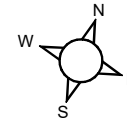
Key Locations

- South Downs National Park
- Goodwood
- Chichester Harbour
- Amberley Museum

Nearby Schools

- Windlesham House School
- Lancing College
- Christ's Hospital
- Seaford College





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

Main House internal area 3,320 sq ft (308 sq m)
 Garage internal area 425 sq ft (39 sq m)
 Outbuilding internal area 255 sq ft (24 sq m)
 Annexe internal area 499 sq ft (46 sq m)
 Total internal area 4,499 sq ft (418 sq m)
 For identification purposes only.

Directions

RH20 4FF

what3words: ///polices.micro.figs

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity and drainage. Oil fired heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: D

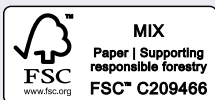
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