# The Acorn
# Fryern Road, Storrington, West Sussex

Strutt & Parker

Land and property. Since 1885.

**3,965 sq ft (368 sq m) | Freehold**
**4 reception rooms | 4 bedrooms | 3 bathrooms**
**Detached 4 bedroom bungalow**
**7.5 acres | American barn**
**Edge of South Downs National Park**

**Guide price £1,995,000**

## A substantial country home with 7.5 acres, detached 4 bedroom bungalow and outstanding equestrian facilities on the edge of the South Downs National Park.

**Property**
The Acorn is a beautifully presented four-bedroom home offering 2,727 sq ft of accommodation arranged over two floors, together with a detached four-bedroom bungalow, providing a further 1,238 sq ft of well presented accommodation. Approached via a 100m private driveway, the main house features delightful weatherboarded elevations, while inside the interiors are stylishly appointed with sleek, contemporary fittings throughout.

The heart of the home is the impressive open-plan kitchen and dining room, featuring a tall gable-end south-facing window and west-facing bi-fold doors opening onto the rear decking and overlooking the fields beyond. There is ample space for a large family dining table, while the kitchen is fitted with minimalist modern units, a central island with a breakfast bar and integrated appliances. The ground floor also includes a private study at the front, and at the rear, a sitting area and a generous sitting room, both with French doors opening onto the decking.

A turned staircase rises to the first-floor landing, from which four well-appointed double bedrooms can be accessed. These include the luxurious principal bedroom suite, which benefits from wonderful views to the South Downs and is complete with a dressing area and en suite shower room. A further bedroom benefits from  an en suite shower room, while the floor is also served by a spacious family bathroom with a freestanding bathtub and separate shower.

The detached annexe provides an additional 1,200 sq ft of accommodation arranged across a single level. It comprises a sitting room, dining room, kitchen and four bedrooms, together with a family bathroom.

The property also benefits from substantial equestrian facilities, including an American barn with six stables, hay storage, wash down bay and a secure tack room, also an agricultural barn, two field shelters, a 50m x 20m manège and extensive paddocks with electric fencing. There is also a large garaging block providing further storage and parking. The gardens include a substantial decked terrace extending across the rear of the house, with well drained open grounds beyond that are ideally suited for grazing pasture.

The tree lined stream and open views are a stand-out feature of this property for those seeking their own piece of the beautiful Sussex countryside.

**Location**
The property is situated on the edge of the thriving village of Storrington, which offers a range of facilities including a Waitrose supermarket and wide variety of local shops and businesses. Being part of the South Downs National Park, the immediate area provides many miles of spectacular walking, cycling and bridle paths. For more comprehensive shopping and recreational needs the seaside town of Worthing is just under 10 miles to the south, and the historic market town of Horsham just over 14 miles to the north.

The A24 is close by for access to the coast and national motorway networks, and there is an excellent selection of schools in the area including Rydon Community College, The Weald, Steyning Grammar, Windlesham House School, Lancing College, Christ's Hospital and Seaford College. Gatwick Airport is about 31 miles and, for rail connections to London, Pulborough station is about five miles away and Billingshurst station about eight miles, both providing services to London Victoria (in about 77 minutes and 72 minutes respectively).

Postcode region: RH20

**General**

Local Authority: Horsham District Council
Services: Mains electricity and water. Air source heat pump to house with underfloor heating, oil fired heating to annexe. Private drainage Kingspan Klargester Sewage Treatment Plant. Starlink high-speed internet.
Council Tax: Band E
EPC Rating: House B, Annexe
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

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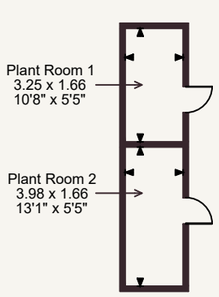
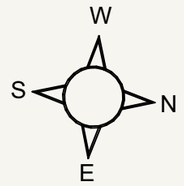
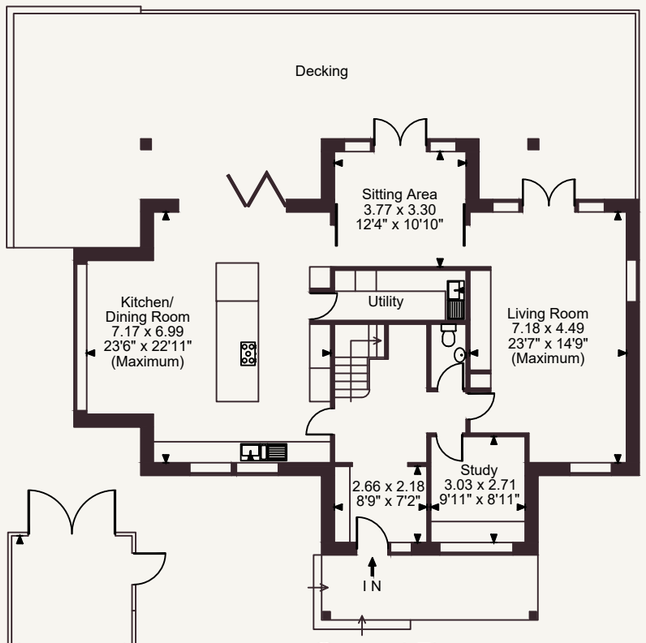
# Acorn Fryern Road, Storrington

Main House internal area 2,727 sq ft (253 sq m)
Garages & Storage internal area 1,165 sq ft (108 sq m)
American Barn internal area 2,025 sq ft (188 sq m)
Annexe internal area 1,238 sq ft (115 sq m)
Agricultural Barn internal area 403 sq ft (37 sq m)
Field Shelters internal area 283 sq ft (26 sq m)
Total internal area 7,841 sq ft (728 sq m)

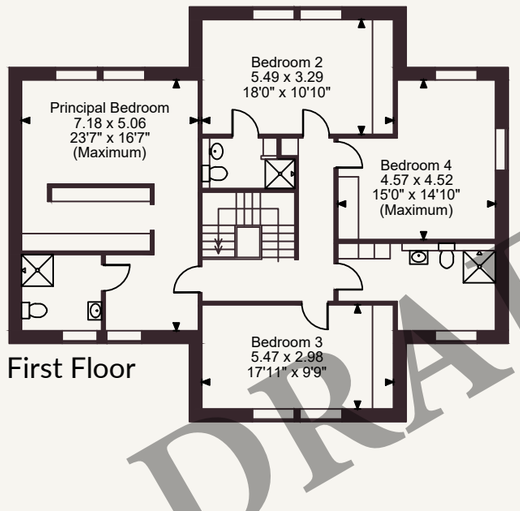



Lower Ground Floor

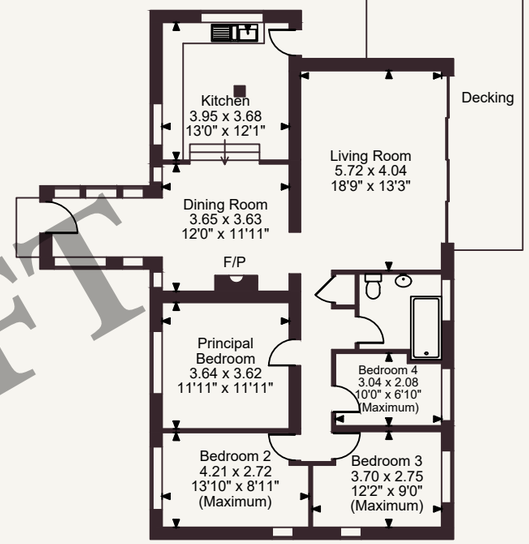


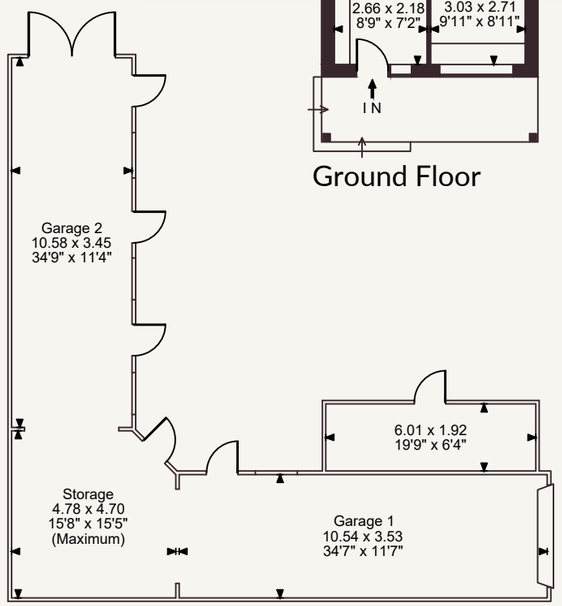

Ground Floor

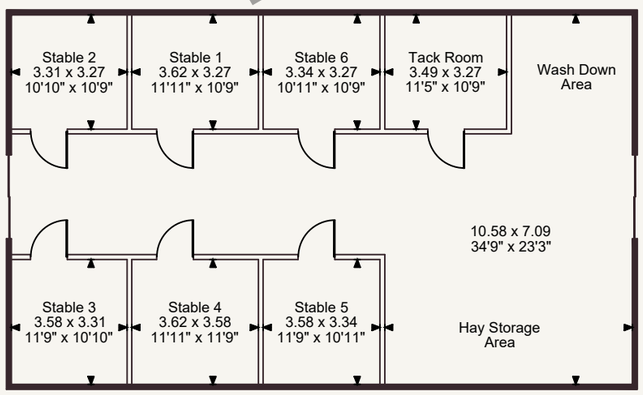



First Floor

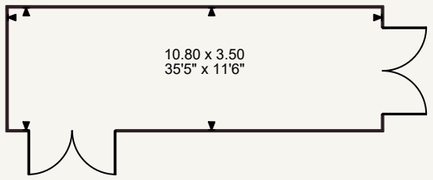



Annexe

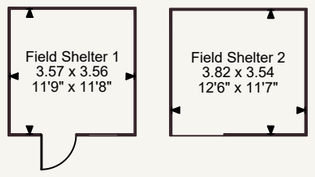



American Barn




Agricultural Barn

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