



# Orchard House

Greyfriars Lane, Storrington, Pulborough, West Sussex

## A detached five bedroom family home located in an elevated position inside the South Downs National Park

A generously-proportioned property featuring high ceilings, elegant décor and a wealth of wooden flooring across the main reception rooms, designed to maximise the picturesque views over the surrounding countryside. It is located on the southern fringes of a desirable village, near to local amenities, the road network and train station.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE GARAGE**



**0.46 ACRES**



**FREEHOLD**



**EDGE-OF-VILLAGE LOCATION**



**2,560 SQ FT**



**GUIDE PRICE  
£1,350,000**



### The property

Orchard House is a detached family home offering 2,560 sq ft of light-filled, flexible accommodation arranged in an L shape over two floors. The property features high ceilings, elegant neutral décor and a wealth of oak flooring across the main reception rooms.

The accommodation flows from an entrance porch with tiled flooring, feature arched glazing and an interconnecting fitted utility room, which has a part-glazed door opening onto the rear terrace. The porch leads into a welcoming through reception hall with useful storage, a cloakroom and French doors to the rear terrace. To the front is a dual-aspect family room with a feature open fireplace and two sets of French doors to the terrace, alongside a side-aspect study with French doors opening onto the garden. A triple aspect garden room opening off the reception hall, features patio doors to the rear terrace. The ground floor accommodation is completed by a front aspect kitchen/dining room that provides a range of wall and base units, a large central island,

complementary work surfaces and splashbacks, modern integrated Neff appliances, and a dining area with space for a good-sized table and French doors to the front terrace.

Stairs rise from the reception hall to the first floor. It houses a dual aspect principal bedroom with built-in storage and a contemporary fully-tiled en suite shower room, an additional bedroom with en suite bathroom, three further bedrooms and a modern family bathroom.



## Outside

Set behind mature hedging and occupying an elevated plot, the property is approached over a side driveway providing private parking and giving access to the detached double garage with an internal door to the rear garden. The well-maintained wraparound garden surrounding the property is laid mainly to lawn bordered by mature shrubs and hedging. It features a large paved front aspect terrace accessible from the living and kitchen/dining rooms and a generous split-level paved rear terrace accessible from the reception hall and garden room. The whole is ideal for entertaining and al fresco dining and enjoys far-reaching view over surrounding countryside. The property also benefits from a 269 sq ft range of wooden open-sided and enclosed outbuildings, suitable for a variety of uses.

## Location

Storrington offers local shopping, a Post Office, Waitrose supermarket, bank, library, recreation ground, leisure centre, pubs, restaurants and primary schooling. It lies near to the South Downs National Park and its miles of walking, cycling and riding

routes, and is the closest town 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: Amberley and Pulborough stations (4.7 and 5.5 miles respectively) offer regular services to London Victoria (from Pulborough in around 77 minutes), the A27 and A24 give access to the coast and motorway network, and Gatwick Airport provides a wide range of domestic and international flights.



## Distances

- Storrington 0.7 miles
- Pulborough 4.9 miles
- Billingshurst 9.9 miles
- Worthing 10.4 miles

## Nearby Stations

- Amberley
- Pulborough

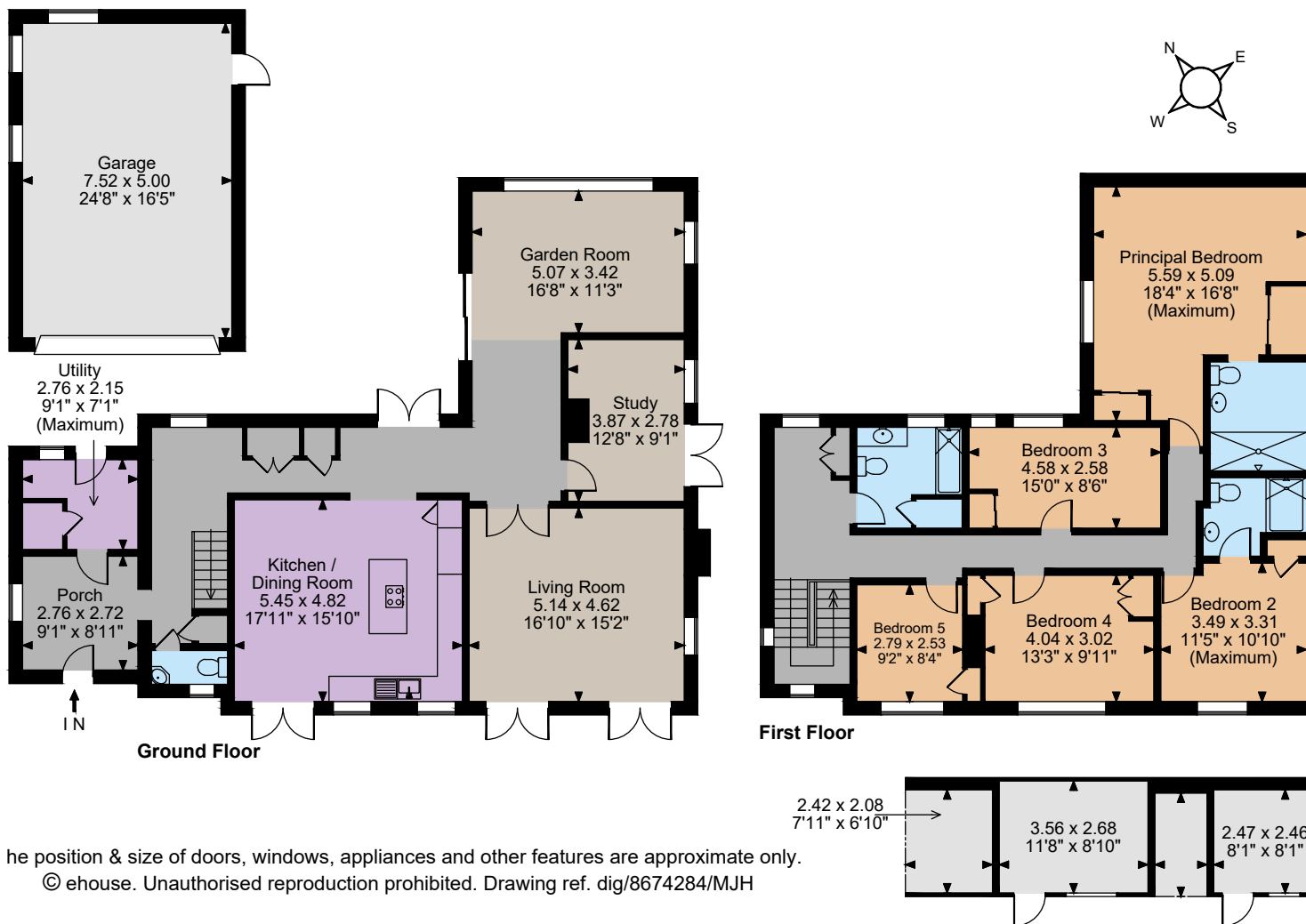
## Key Locations

- Leonardslee Lakes and Garden
- South Lodge Spa
- Amberley Castle
- Amberley Museum
- South Downs National Park

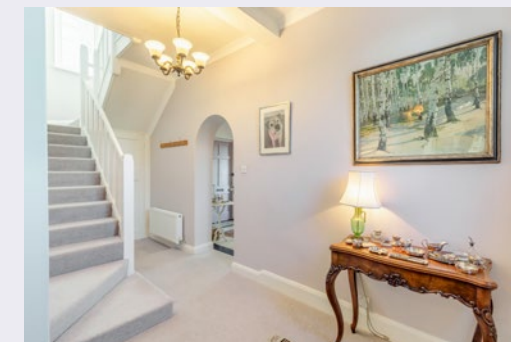
## Nearby Schools

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





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

Main House internal area 2,560 sq ft (238 sq m)  
 Garage internal area 405 sq ft (38 sq m)  
 Outbuildings internal area 269 sq ft (25 sq m)  
 Total internal area 3,234 sq ft (300 sq m)  
 For identification purposes only.

## Directions

RH20 4HE  
 what3words: ///tutored.umbrella.bandaged

## General

**Local Authority:** Horsham District Council  
 tel: 01403 215100

**Services:** Mains water, electricity, oil fired heating and private drainage which is compliant with current regulations.

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

**Council Tax:** Band G

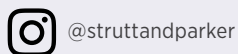
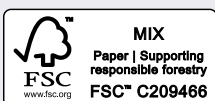
**EPC Rating:** D

## Guildford

215-217 High Street, Guildford, GU1 3BJ

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