



Greyfriars, Greyfriars Lane, Storrington, Pulborough
West Sussex

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Greyfriars Greyfriars Lane, Storrington, Pulborough, West Sussex RH20 4HE

A handsome stone-built period property with large private gardens in a sought-after West Sussex village

Pulborough Station 5.5 miles (London Victoria 72 mins), Worthing 9.9 miles, Horsham 12.4 miles, Chichester 16.9 miles, M23 (J11) 22.4 miles, London Gatwick Airport 30.1 miles

Entrance hall | Drawing room | Family/ sitting room | Cellar | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite bathroom | 3 Further bedrooms, 1 en suite
Shower room | Family shower room | Terrace
Garden shed | Landscaped grounds extending to 0.75 acre | EPC rating C

The property

Greyfriars is a fine family home, forming the central part of an imposing country manor, that offers over 3,500 sq. ft. of characterful and versatile accommodation. The property offers a wealth of charming traditional features, including stone-mullioned and leaded windows, original flooring, lofty ceiling heights, cornice and mouldings and solid wooden doors. The grand pillared entrance opens into a hallway with a row of fitted store cupboards, from which double doors open out into the impressive and bright 25 ft. drawing room. There is a striking wide carved wooden turned stairway, a stone feature fireplace, monochrome checkerboard tiled flooring and wide double doors flowing out onto the covered south-facing terrace. Double doors also open into the adjacent sitting room, with its beautiful garden views, fitted shelving and storage and ornate fireplace and stove. An additional hallway has doors to a cloakroom,

and to the cellar. The hall also leads onto the dual-aspect front-facing kitchen/breakfast room, a sociable space with a good selection of country-style wall and base cabinetry, terracotta tiled flooring, and a four-oven AGA.

The first-floor landing gives access to an attractive shower room and four versatile bedrooms with superb views over the South Downs and surrounding countryside. The principal bedroom has its own en suite bathroom facilities, with one further bedroom also benefitting from an en suite shower room.

Outside

The property has a striking entrance with a large private gravelled driveway flanked by wildflower borders and shrubs leading up to the home, offering ample parking. The large garden to the front of the property has an extensive wooded area and far reaching views over the Weald to the north. The elegant covered rear terrace provides a wonderful dining and lounging spot shaded from the southerly sun. This leads to a paved pathway, level lawn and hedging flowing through the stepped, mature garden. A wealth of tall evergreens and trees provide excellent privacy, with several sections of lawn, herbaceous borders throughout and a variety of peaceful seating areas.

Location

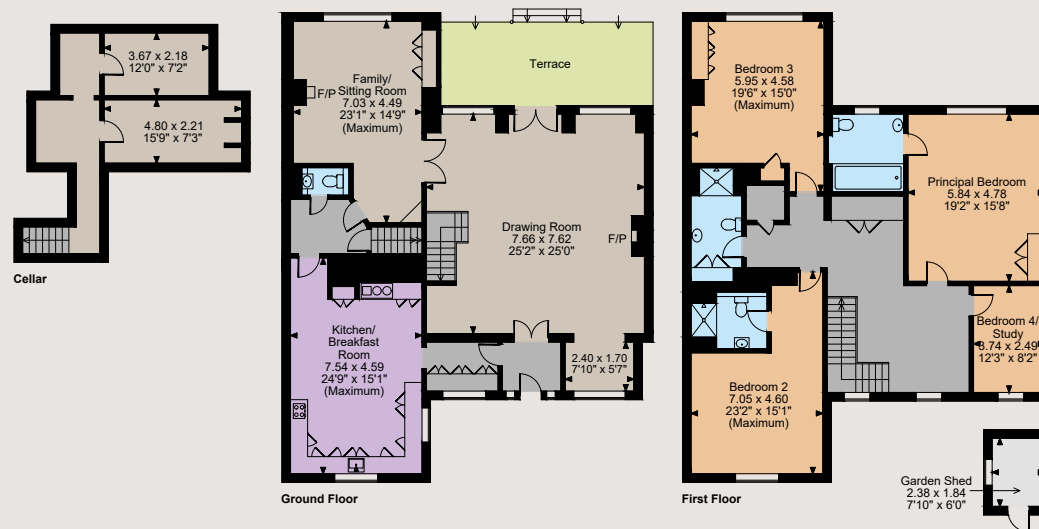
Scenic Storrington village has a wide range of everyday amenities, including numerous shops, a Waitrose supermarket, restaurants, public houses, a medical centre and more. The larger centres of Worthing, Chichester and the bustling market town of Horsham are within easy reach and offer an even more extensive range of recreational, cultural and educational facilities, including the Swan Walk shopping centre and The Capitol Theatre in Horsham. The A24 and M23 provide convenient road links to Gatwick Airport and further afield, whilst the mainline station at Pulborough is just over 5 miles distant, offering connections to London Victoria.





Floorplans

Greyfriars Greyfriars Lane, Storrington
Main House internal area 3,522 sq ft (327 sq m)
Garden Shed internal area 47 sq ft (4 sq m)
Total internal area 3,569 sq ft (332 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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The area offers a wide range of noted independent schools including Windlesham House, Dorset House, Seaford College, Slindon College, Lancing College Prep and Sompting Abbots.

Direction

Proceeding west on Storrington High Street, turn left onto Church Street and continue onto Greyfriars Road. Proceed to the end of the lane where you will find the driveway to Greyfriars.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity, LPG gas for heating, oil-fired Aga and private drainage which may not be compliant to current regulations. Further information is being sought.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,245,000



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