



West Barn

Kithurst Farm Road, Storrington, West Sussex

A fine three-bedroom barn conversion with attractive gardens and office/bedroom 4, in a sought-after rural setting

A delightful detached property with a wealth of character details, outbuildings and beautiful gardens, set in a peaceful rural location less than a mile from the centre of the village of Storrington on the edge of the South Downs with adjoining 3.5 acre field available by separate negotiation. The property features beautifully appointed accommodation with stylish modern fittings.



1 RECEPTION ROOMS



3 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



0.9 ACRES



FREEHOLD



RURAL



1,422 SQ FT



**GUIDE PRICE
£1,200,000**

The property

West Barn is a handsome detached home, converted from a former barn and arranged over two light-filled floors, retaining many splendid original features. Its part-weatherboarded exterior and exposed timber framing inside preserve the building's character, while elegant contemporary fittings provide a modern touch throughout.

The main reception room is central to the layout and features a stunning double-height vaulted ceiling with exposed timber eaves overhead. There is wooden flooring, a brick-built fireplace fitted with a log burner, and a step down to the French doors opening onto the rear garden. Adjoining the reception room on the ground level is the well-equipped, open-plan Poggenpohl kitchen, breakfast and dining area. The modern kitchen is fitted with sleek units to base and wall level, as well as a breakfast bar and integrated appliances by Miele, which include dual ovens, steam oven, a coffee machine, an induction hob with an extractor hood, plus a dishwasher, washing machine, tumble dryer, large fridge and separate large freezer.

The dining area provides space for a family dining table, with bi-fold doors opening to the rear patio area.

There is one generous double bedroom on the ground level, with an en suite shower room and French doors opening to the garden, while stairs either side of the reception room lead to two further first-floor bedrooms. These both include en suite bathrooms, while the principal bedroom also benefits from mirrored built-in wardrobes. The principal bedroom's en suite bathroom has dual washbasins, a heated towel rail and a stunning freestanding bathtub.



Outside

The front entrance is located directly on peaceful Kithurst Farm Road, with parking available on the block-paved driveway at the side, which also leads to the detached double garage and studio or fourth bedroom, which is an ideal space for home working or arts and crafts. The garden, predominantly at the rear, includes a timber deck behind the studio and a patio adjacent to the house, providing ample space for alfresco dining. Beyond the terracing there are split-level lawns, dotted with mature trees and established hedgerows, with a further patio towards the end of the garden, as well as views across the fields and towards the village.

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. 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).

Adjoining the property to the north is a level, fenced 3.5 acre field, which is available by separate negotiation.



Distances

- Storrington 0.9 miles
- Pulborough 4.5 miles
- Billingshurst 9.0 miles
- Worthing 10.5 miles

Nearby Stations

- Pulborough
- Billingshurst

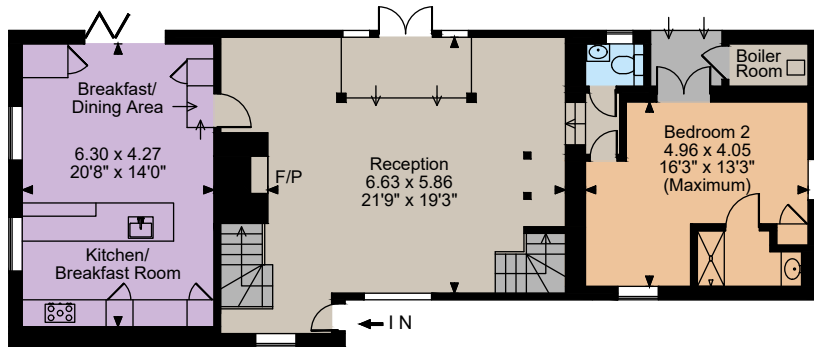
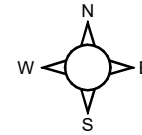
Key Locations

- Chanctonbury Ring
- Parham House and Gardens
- South Downs Way
- Amberley Museum
- Arundel Castle

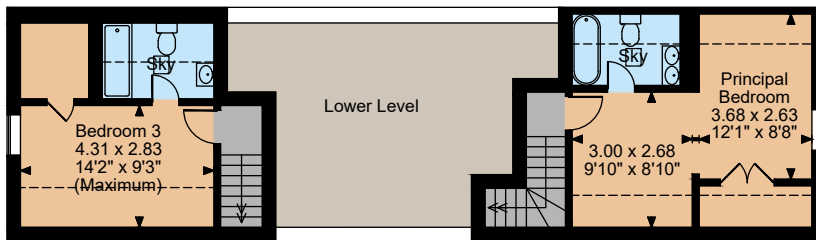
Nearby Schools

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





Ground Floor

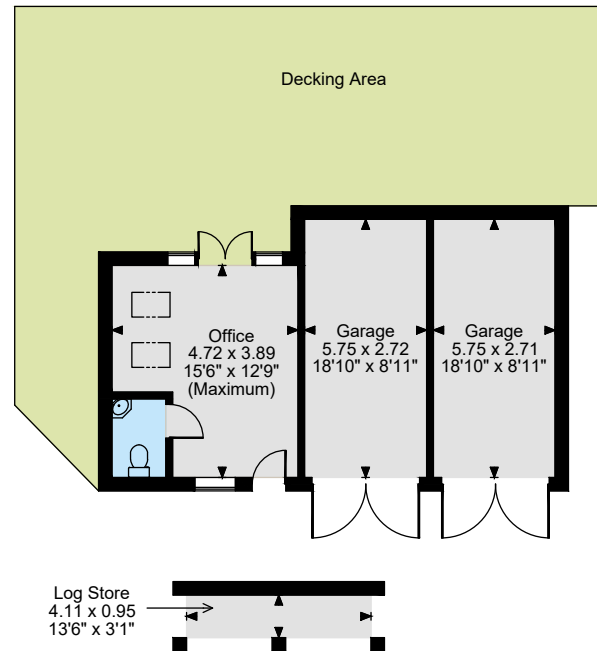


First Floor

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 1,422 sq ft (132 sq m)

Garage internal area 345 sq ft (32 sq m)

Studio & Log Store internal area 288 sq ft (27 sq m)

Total internal area 2,055 sq ft (191 sq m)

For identification purposes only.

Directions

RH20 4HT

what3words: ///milky.outings.opts

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains water and electricity. Oil fired heating and private drainage (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

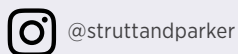
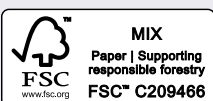
Guildford

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