



Woodpeckers | Melton Avenue | Storrington | West Sussex | RH20 4BH





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£1,250,000

An individually built family home featuring four bedrooms and three bathrooms occupying this generous plot of 0.65 of an acre, set within this highly regarded private lane. Internally, the property is presented in first class order throughout with accommodation extending to 2561 sqft comprising: reception hall with oak flooring, ground floor cloakroom, dual aspect sitting room with feature wood burning stove, dining room, superb open plan kitchen/breakfast/day room with integrated appliances and breakfast island, utility room, en-suite to main bedroom and a family bathroom. Outside, there is extensive driveway parking leading to an attached double garage set in attractive gardens with a large terrace offering a good degree of privacy.

- Substantial Family Home
- Highly regarded Private cul-de-sac
- Occupying 0.65 of an acre
- Extending to 2561 sqft
- Reception Hall with oak flooring
- Ground Floor Cloakroom
- Dual aspect Sitting Room with wood burner
- Dining Room
- Superb open plan Kitchen/Breakfast/Day Room
- Integrated Appliances
- Utility Room
- En-suites to Main Bedroom & Bedroom Two
- Family Bathroom
- Attractive landscaped Gardens and Terrace
- Extensive Parking
- Attached Double Garage





Entrance Solid oak panelled front door to:

Reception Hall Oak flooring, feature semi-vaulted ceiling, exposed oak beams, radiator.

Ground Floor Cloakroom Push flow w.c., wall-mounted wash hand basin, heated chrome towel rail.

Dual Aspect Sitting Room 24' 9 into bay" x 13' 7" (7.54m x 4.14m) Cast iron wood burning stove with brick surround, hearth and oak mantel over, double glazed leded light windows with window seating, radiator, double glazed French doors leading to terrace and gardens.

Dining Room 15' 3 into bay" x 14' 10 maximum" (4.65m x 4.52m) Dual aspect with double glazed window and window seating, radiator.

Open Plan Kitchen/Breakfast Room/Day Room 30' 6 maximum" x 16' 6 maximum" (9.3m x 5.03m)

Kitchen Area Extensive range of wall and base units with wood block working surfaces, stainless steel single drainer sink unit with swan neck mixer tap with drawers and cupboards under, integrated dishwasher, Rangemaster cooker with five ring hob and hot plate with extractor over, central breakfast island with wood block working surface with further drawers and cupboards under with integrated wine fridge and under-seating, oak flooring, built-in storage cupboards with pull-out drawer racks, recessed area suitable for housing American style fridge/freezer, four Velux

windows, double glazed leded light windows overlooking gardens.

Day Room Area Recessed area with built-in shelving, dual aspect with bi-folding double glazed doors leading to terrace and gardens, Velux window, oak flooring, large walk-in pantry with built-in shelving and housing electric meters.

Utility Room 9' 8" x 9' 8" (2.95m x 2.95m) Stainless steel single drainer sink unit with swan neck mixer tap, range of wood block working surfaces, space and plumbing for washing machine and tumble dryer, shelved linen cupboard housing factory insulated cylinder, wall-mounted 'Worcester' boiler, double glazed door leading to attached double garage.

Oak Balustrade Leading to:

Feature Galleried Landing Velux windows, access to loft space.

Main Bedroom 16' 6" x 13' 9" (5.03m x 4.19m) Dual aspect leded light double glazed windows with built-in wardrobe cupboards, radiator, door leading to:

En-Suite Bathroom Victorian enamel claw foot bath with central tap and telephone grip shower attachment, wash hand basin with marble surround and toiletries cupboards under, w.c., large walk-in double shower with sliding glass and chrome screen and fitted shower attachment and overhead soaker, built-in shelving, tiled flooring, leded light double glazed window.

Bedroom Two 14' 4" x 11' 4" (4.37m x 3.45m) Leded light double glazed windows, radiator, door leading to:

Additional Study Room/Walk-In Wardrobe 17' 3" x 8' 7" (5.26m x 2.62m) Radiator.

En-Suite Bathroom Free-standing bath with chrome tap, inset wash hand basin with toiletries cupboards under with chrome tap, push flow w.c., walk-in double shower with sliding glass and chrome screen with fitted shower attachment with overhead soaker, fully tiled walls.

Bedroom Three 14' 7" x 10' 4" (4.44m x 3.15m) Radiator, leded light double glazed windows, built-in wardrobe cupboards.

Bedroom Four 12' 5 maximum" x 9' 0" (3.78m x 2.74m) Radiator, leded light double glazed windows, built-in wardrobe cupboards.

Family Bathroom Inset bath with folding glass and chrome screen with separate shower attachment and overhead soaker, push flow w.c., vanity wash hand basin with toiletries drawer under and mirror, tiled flooring, shaver point, heated chrome towel rail, uPVC leded light double glazed window, extractor fan.

Outside

Front Garden Accessed via five bar gates with extensive gravelled driveway area, large section of lawned area with mature trees, screened by hedging, leading to:

Attached Double Garage 23' 2" x 17' 7" (7.06m x 5.36m) Automatic up and over twin doors.

Rear Garden Large stone paved terraced area, steps up to formal lawn section of garden with mature trees and shrubs offering a high degree of privacy with hedging and fence panelling, outside lighting, timber summerhouse, timber garden shed.

Side Section of Garden Mainly laid to lawn with stone terrace and pergola, outside lighting.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
<https://what3words.com>
///rewrites.cabin.behaving

EPC Rating: Band C
Council tax Band G



Woodpeckers, Melton Avenue, Storrington, Pulborough, RH20

Approximate Area = 2561 sq ft / 237.9 sq m
 Limited Use Area(s) = 67 sq ft / 6.2 sq m
 Garage = 407 sq ft / 37.8 sq m
 Total = 3035 sq ft / 281.9 sq m
 For identification only - Not to scale



Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Fowlers Estate Agents. REF: 1442565



"We'll make you feel at home..."



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