



Tree Tops | Veras Walk | Storrington | West Sussex | RH20 3JF





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£1,650,000

Originally constructed circa 1930's, Tree Tops retains much of its original Arts and Crafts features having been skillfully modernised and extended to incorporate modern living. The property is set within 0.73 of an acre at the end of this highly regarded private lane offering stunning views across the South Downs National Park. Internal accommodation extends to 3135sqft with four double bedrooms and a second floor hobbies room. All of the property's principal rooms take advantage of the panoramic outlook comprising: reception hall, triple aspect sitting room with feature Inglenook fireplace, bespoke fitted kitchen/breakfast room by Hubble of Chichester with 'Decton' working surfaces, integrated appliances and 'Zip' hot and cold sparkling water tap. Completing the ground floor accommodation is the dining room, inner reception room with glass insert to the ceiling. All main receptions have direct access to the main garden terrace. The first floor main bedroom has stunning views to the South Downs with built-in wardrobes and en-suite. Bedroom two has an en-suite and there is a family bathroom. Outside, there is extensive gravelled driveway parking leading to a detached double garage with adjoining annexe/studio. The gardens are a real feature of the property having been beautifully landscaped with a variety of terrace areas.

- Exceptional 1930's Home
- Stunning views of the South Downs National Park
- Highly regarded Private Lane
- Spacious Reception Hall
- Triple aspect Sitting Room with feature Inglenook
- Bespoke Fitted Kitchen/Breakfast Room by Hubble
- Large Utility/Boot Room
- Study
- Dining Room
- Re-fitted En-suites to Main & Bedroom 2
- Re-fitted Family Bathroom
- New underfloor heating system to ground floor
- Heritage fitted Aluminum Windows
- Beautifully landscaped gardens with variety of terrace areas
- Occupying 0.73 acres
- Detached Double Garage with adjoining Annexe/Gym









Entrance Original solid panelled front door, leading to:

Entrance Hall Flagstone flooring, skylight, oak beamed archway through to reception hall, underfloor heating with wall-mounted controls.

Ground Floor Cloakroom WC, corner wash hand basin with toiletries cupboards under.

Reception Hall Exposed ceiling beam, understairs storage cupboard, underfloor heating with wall-mounted controls.

Triple Aspect Sitting Room 20' 11" x 17' 11" (6.38m x 5.46m) Delightful outlook over gardens and towards the South Downs, Inglenook fireplace with cast iron wood burning stove with stone hearth and oak mantel over, ceiling beams, concealed spot lighting, double glazed French doors leading to terrace and gardens, underfloor heating with wall-mounted controls, double arched oak doors leading to:

Open Plan Kitchen/Breakfast Room 23' 11" x 18' 11" (7.29m x 5.77m) German fitted kitchen with extensive range of 'Decton' working surfaces, stainless steel Franke sink with central swan neck mixer tap, 'Zip' hydro boiling water and chilled water tap, integrated twin 'Siemens' fan assisted oven and grills, integrated fridge and double freezer cupboards, wine cooler, carousel unit, 'Siemens' dishwasher, pull-out waste bin, pull-down storage shutter, 'L' shaped breakfast island with 'Decton' working surface with under-lighting, further integrated 'Siemens' microwave oven, inset 'Borra' Induction hob with central extractor with further pull-out drawers and storage cupboards under, under-seating area, exposed ceiling beam, underfloor heating with wall-mounted controls, French doors leading to terrace and garden with views towards the South Downs.

Utility Room 16' 3" x 9' 2" (4.95m x 2.79m) Extensive range of built-in storage cupboards, space and plumbing for washing machine and tumble dryer, inset Franke stainless steel sink with mixer tap, cupboard housing 'Valiant' boiler, part tiled walls, double glazed door to side

paved courtyard area, underfloor heating with wall-mounted controls.

Dining Room Dual aspect room, oak flooring with underfloor heating with wall-mounted controls, feature exposed ceiling beam, double glazed French doors leading to terrace with views towards the South Downs.

Inner Reception Room 11' 1" x 7' 1" (3.38m x 2.16m) Overhead glass ceiling insert, underfloor heating with wall-mounted controls.

Study 10' 9" x 6' 5" (3.28m x 1.96m) Dual aspect room, exposed ceiling beams, underfloor heating with wall-mounted controls.

Oak Balustrade Stairs to:

First Floor Landing Radiator, Velux window, cupboard housing pressurised cylinder.

Main Bedroom 15' 11" x 11' 8" (4.85m x 3.56m) Dual aspect room with stunning outlook towards open countryside and the South Downs National Park, exposed oak ceiling beams, oak flooring, bank radiator, range of built-in wardrobe cupboards, door to:

En-Suite Shower Room Large walk-in shower with screen and brass fittings with overhead soaker and separate shower attachment, push flow w.c., heated towel rail, part tiled walls, underfloor heating, wall-mounted wash hand basin with toiletries drawers under.

Bedroom Two 20' 8" x 19' 9" (6.3m x 6.02m) Walk-through area having bespoke walk-on glass flooring and window above, radiator, exposed beams, door leading to:

Bedroom Area Built-in wardrobe cupboards, exposed ceiling beams, bank radiator, double glazed windows, door to:

En-Suite Shower Room Underfloor heating with wall-mounted controls, walk-in double shower with folding glass and chrome screen with overhead soaker and separate shower attachment, tiled flooring, wall-

mounted wash hand basin, push flow w.c., heated chrome towel rail, part tiled walls.

Bedroom Three 13' 8" x 10' 5" (4.17m x 3.18m) Radiator, exposed beams.

Bedroom Four 10' 8" x 10' 2" (3.25m x 3.1m) Radiator, exposed beams, dual aspect double glazed windows.

Family Bathroom Inset bath with central chrome controls with separate shower attachment, wall-mounted wash hand basin with toiletries drawers under, enclosed shower cubicle with folding glass and chrome screen with separate shower attachment and overhead soaker, Velux window, heated chrome towel rail, part tiled walls, underfloor heating with wall-mounted controls.

Stairs to:

Second Floor

Hobbies Room 33' 11" x 13' 5" (10.34m x 4.09m) Triple aspect Velux windows giving panoramic views, three radiators.

Outside

Gardens Beautiful landscaped gardens occupying 0.73 acres of grounds, attractive flower and shrub borders with shaped lawned areas, stone paved pathways, leading to stone arch with wrought iron gate to south aspect gardens with beautiful uninterrupted views towards the South Downs with large Indian Sandstone terrace with steps up to further raised terrace areas with steps with outside lighting leading down to further paved terrace, majority of gardens are mainly laid to lawn offering a high degree of privacy, screened by mature trees and shrubs, timber garden shed and side paved courtyard area, extensive gravelled parking area to the front leading to:

Detached Double Garage 16' 9" x 10' 11" (5.11m x 3.33m) Automatic twin up and over doors with power and light. Other garage measures 16'9 x 10'1

Adjoining Studio/Annexe Wall-mounted air conditioning unit, door to:

Further Reception Area 20' 10" x 12' 2" (6.35m x 3.71m) Part vaulted glass ceilings and Velux window, air conditioning unit, step up to:

Kitchenette Single drainer sink with working surfaces and storage cupboards under, space for fridge.

Cloakroom WC, wall-mounted wash hand basin.

Location Vera's Walk is a quiet private road populated by a selection of individual properties. Situated on the eastern fringe of Storrington it is less than 2 miles from the Village centre which offers a number of local independent shops together with larger names such as Waitrose, Costa and Boots. The village also has a library, doctors surgery, dentist, post office and banks. For those wishing to travel further afield, the A24 is just 1.5 miles away and leads to Brighton and Worthing to the south and Horsham and Gatwick to the north.

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>
///guard.dispensed.inflating

EPC Rating: Band D (Main House)

EPC Rating: Band E (Annexe)



Tree Tops, Veras Walk, Storrington, Pulborough, RH20

Approximate Area = 3135 sq ft / 291.2 sq m
 Limited Use Area(s) = 185 sq ft / 17.1 sq m
 Annexe / Studio = 589 sq ft / 54.7 sq m
 Garage = 355 sq ft / 32.9 sq m
 Total = 4264 sq ft / 395.9 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). © nrichcom 2026. Produced for Fowlers Estate Agents. REF: 1449818



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



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