



Briar Cottage | Hurston Lane | Storrington | West Sussex | RH20 4HH





# Briar Cottage

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£895,000

A beautifully presented 1930's home having been refurbished and skillfully extended to a high standard, set back in this leafy lane occupying 0.23 of an acre within 3/4 of a mile of the village centre. Internally the accommodation extends to 1367sqft comprising entrance hall with limestone flooring, sitting room with cast iron wood burner, snug/reception room, superb open plan kitchen/dining/day room with range of integrated appliances and 'Dekton' working surfaces, limestone flooring and heritage French doors and windows leading to a large terrace and garden, utility room, re-fitted ground floor bathroom, re-fitted upstairs shower room. Outside there is extensive gravelled driveway parking leading to a larger than average garage measuring 31'9 x 11, west aspect gardens providing a high degree of privacy with a large raised stone terrace.

- Attractive 1930's home
- Skillfully extended and refurbished
- Extending to 1367sqft
- Highly regarded leafy lane
- Occupying 0.23 acres
- Three Bedrooms
- Sitting Room with Wood burner
- Snug/Reception Room
- Superb open plan Kitchen/Dining/Day Room
- Integrated appliances
- Utility Room
- Re-fitted Ground Floor Bathroom
- Re-fitted First Floor Shower Room
- Larger than average Garage of 31'9 x 11'
- West aspect gardens and large terrace
- Extensive driveway parking

**Entrance** Wood panelled front door to:

**Entrance Hall** Natural Limestone flooring, radiator.

**Ground Floor Reception Room/Snug** 9' 11" x 9' 10" (3.02m x 3m) Recessed double glazed window bay.

**Sitting Room** 12' 7" x 12' 0" (3.84m x 3.66m) Feature cast iron wood burner with slate tiled hearth, recessed double glazed window bay with radiator, archway through to:

**Superb Kitchen/Dining/Day Room** 23' 4 maximum" x 16' 1 maximum" (7.11m x 4.9m) Re-fitted kitchen with extensive range of wall and base units with 'Dekton' working surfaces, extensive range of integrated appliances comprising: 'Smeg' Induction hob with extractor over, 'Samsung fan assisted oven and grill, fridge/freezer, pull-out drawer rack, large breakfast island with inset 'Franke' sink with brass swan neck mixer tap with storage drawers and cupboards under, integrated 'AEG' dishwasher and further pull-out storage cupboards, Limestone flooring, radiator, French doors and windows leading to terrace and gardens, concealed spot lighting, door to:

**Utility Room** 6' 9" x 5' 1" (2.06m x 1.55m) Space for washing machine and tumble dryer, working surfaces and built-in storage cupboard.

**Ground Floor Bathroom** Free-standing enamel bath with brass tap and separate shower attachment, push flow w.c., wash hand basin with brass tap and bathroom cabinet, heated towel rail, part tiled panelled walls, Limestone flooring.

**Stairs to:**

**First Floor Landing** Access to loft space.

**Further Half Landing**

**Bedroom One** 13' 1" x 12' 0" (3.99m x 3.66m) Dual aspect double glazed windows, original feature cast iron fireplace, built-in wardrobe cupboards, radiator.

**Bedroom Two** 9' 10" x 9' 10" (3m x 3m) Dual aspect double glazed windows, radiator, built-in wardrobe cupboard.

**Bedroom Three** 9' 0" x 8' 11" (2.74m x 2.72m) Double glazed window, radiator, built-in wardrobe cupboard.

**Family Shower Room** Large walk-in shower with overhead soaker and separate shower attachment, part tiled walls, heated towel rail, Limestone flooring, push flow w.c., wash hand basin with brass tap.

**Outside**

**Parking and Garage** Extensive gravelled parking area, screened by mature trees, shrubs and Oak tree, leading to:

**Attached Garage** 31' 9" x 11' 0" (9.68m x 3.35m) Larger than average double length garage, accessed via double wooden doors, power and light.

**Rear Garden** West aspect garden, being a feature of the property, affording a high degree of privacy, screened by mature trees, flowers and shrubs, large raised stone terrace, timber wood shed, 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> `///archduke.shoebox.highlight`

**EPC Rating:** tbc.





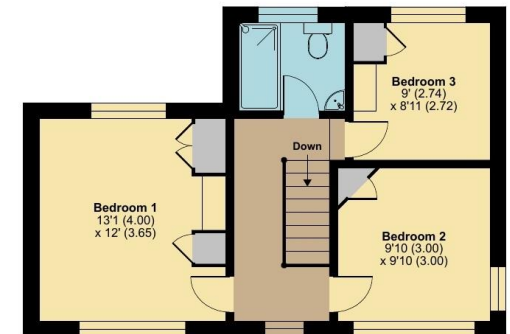
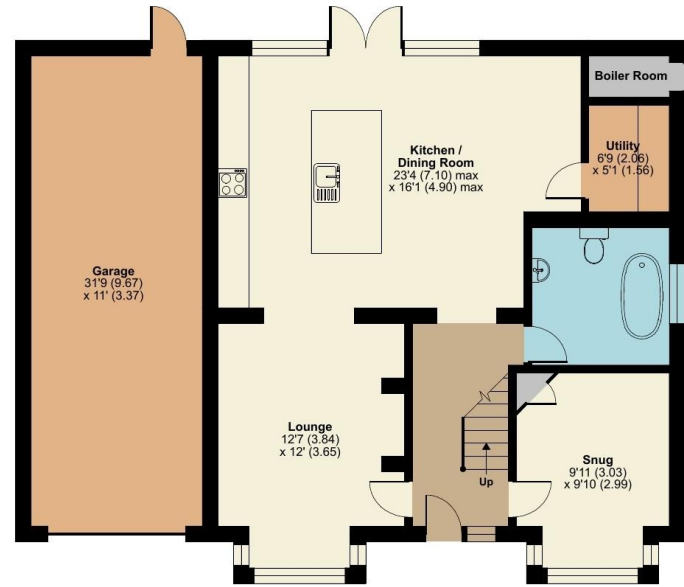
# Hurston Lane, Storrington, Pulborough, RH20

Approximate Area = 1367 sq ft / 126.9 sq m (excludes boiler room)

Outbuilding = 350 sq ft / 32.5 sq m

Total = 1717 sq ft / 159.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1467630



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