



Ashington, West Sussex RH20





Ashington, West Sussex RH20

Guide Price £875,000

ID: 37459

Storrington 4.6 miles, Worthing 9.7 miles, Chichester 21 miles,
Billingshurst 7.8 miles, Horsham 10.4 miles, Gatwick Airport 27.6 miles

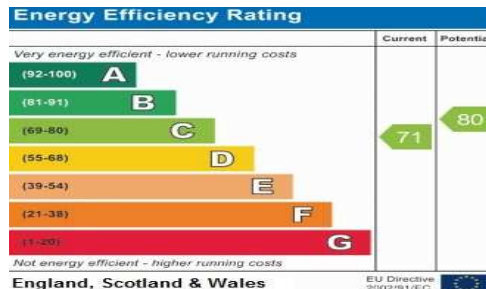


- 2,900 sq ft of accommodation, finished to exacting standards
- Great access to A24 and country walks
- Orangery
- Outdoor home office or gym
- Fabulous countryside views

Directions

From the offices of GL & Co in the High Street, Storrington proceed in an easterly direction on the A283 for approximately three miles until reaching the Washington roundabout (where the A24 crosses with the A283). Take the first exit heading north on the A24 towards Horsham. After approximately a mile and a half take the slip road signposted to Ashington. At the junction turn left into the Old London Road, straight over at the mini-roundabout and through the village. At the next roundabout take the first exit signposted to Billingshurst and then turn left into Lindfield Lane. The property can be found to the far left corner.

What3words:///doner.moth.imprints



The Property

This stunning detached family home has been finished to exacting standards, and upgraded by the current vendors over the years offering generous accommodation amounting to some 2,900 sq ft (including outdoor home office) of bright and airy accommodation, with west facing garden and wonderful elevated countryside views to the rear. Built by Charles Church Homes the property is beautifully positioned in this small development on the fringes of this popular village with some great countryside walks from the doorstep and easy access to the A24. The accommodation comprises of a front door leading into an open entrance hallway, to the left hand side double doors open up onto the recently modernised kitchen area where families are likely to spend most of their time. To the left of this generous room is a range of matching wall and base units with a Rangemaster oven, integral dishwasher, and fridge/freezer, breakfast bar and door into utility room. There is a seating area in the middle and the current owners have had an orangery added to the rear which acts as the dining room, offering some fabulous views to neighbouring fields and double doors which lead out to the garden. From the entrance hall and to the rear of the property steps lead down to the sitting room with two sets of double doors providing access onto the landscaped gardens. To the right of the entrance hall is a good size study fully fitted with Neville Johnson furniture and there is a door into the integral garage and a WC which concludes the ground floor accommodation.

Stairs lead to the first floor landing where there are four double bedrooms, steps lead down to the principal bedroom which offers further fabulous countryside views and benefits from a modern fitted en-suite shower room. The guest bedroom can be found to the front with en-suite shower room with third bedroom to the rear sharing the same views as the principal bedroom with bedroom 4 offering a front aspect. A modern fitted bathroom with double shower and separate bath serves bedrooms two and four.

From the landing, stairs lead to a further area which in its current arrangement acts as a second generous sitting room with Velux windows and door into a further double bedroom with eaves storage.

Outside

To the front of the property a brick paved driveway provides off-road parking for three vehicles with access to the integral garage with up-and-over door. To the left is an area of lawn with raised flower beds, a gate provides side access to the rear garden. The rear is landscaped over two tiers, the top tier has a generous patio ideal for alfresco dining with the remainder being laid to artificial grass for ease of maintenance and attractive trees to the side boundary. Steps lead down to the lower part of the garden which has been mainly laid to lawn with post rail fence to the bottom to ensure the views across the farmland are maximised. There is a modern built detached home office/gym with power and lighting and secure stone area under the orangery.



To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



Situation

Ashington is an award-winning village situated to the west of the A24 Worthing/Horsham bypass. There is a mixture of modern and period properties within the village together with a primary school, community centre, playing fields and local amenities including the Co-op Convenience store, BP petrol station and Marks & Spencer food store, pharmacy, hairdressers, a new veterinary practice, a public house, local hotel, various churches, and a local bus service. It enjoys ease of access to the A24, south to the town of Worthing and via the A283 the villages of Storrington and Steyning and north to the market town of Horsham, Crawley and the national motorway links via the M23 and M25. Mainline stations can be found at Pulborough, Billingshurst and Horsham with services to Gatwick Airport and London Victoria.

Sports and recreation

Ashington provides a varied range of social and sporting activities with clubs and classes at the Community Centre including short mat bowls, dancing and exercise classes. Ashington also has its own Social Club and is renowned for its annual summer festival. Chanctonbury Leisure Centre, which is in Storrington has a fitness centre, gym and is also the venue for various classes and clubs. There is also a Tennis Club in Storrington with adult and junior coaching. Numerous other clubs, charities and associations thrive in the local vicinity. Nearby there is gliding at Parham and golf at Pulborough (The West Sussex Golf Club), together with opportunities for riding and walking on the South Downs National Park.

Services

All mains services are connected.

Council Tax

Band G. Please contact Horsham District Council on 01403 215100.

Viewing

Viewing strictly by appointment through GL & Co.
Please telephone 01903 742354 or email: enquiries@glproperty.co.uk

Agent's Note

Please note that the photographs showing here are not up-to-date. They were taken when the vendors were living at the property.





To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



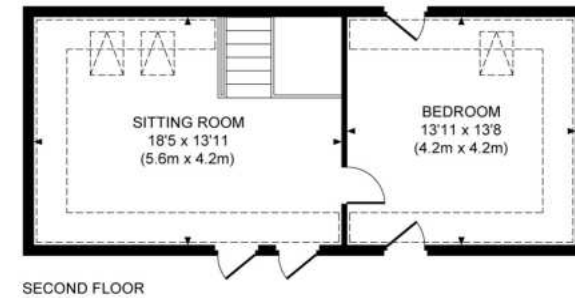
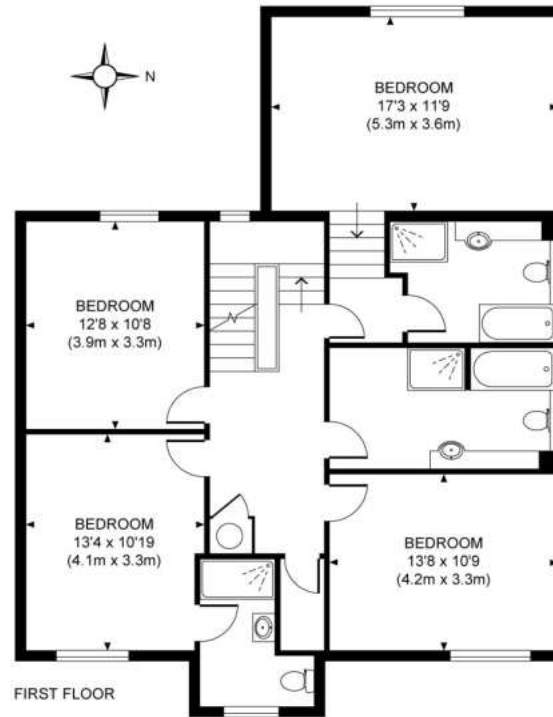
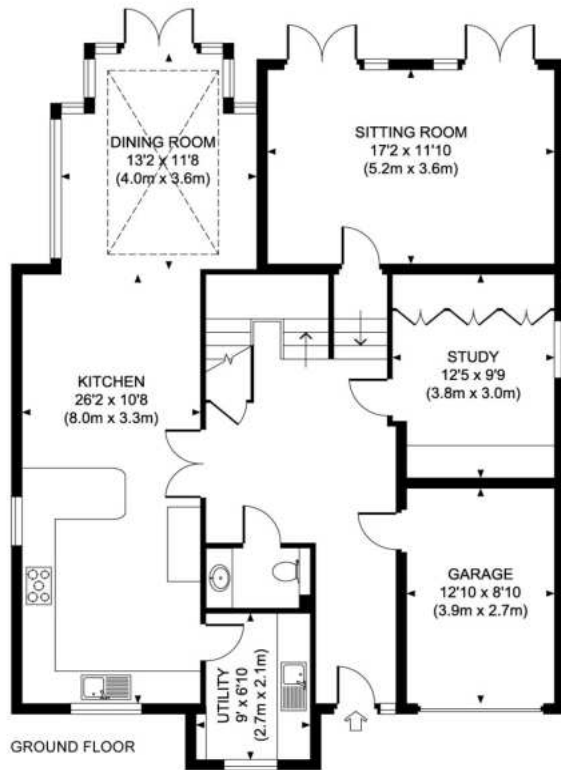


To arrange a viewing call us on 01903 742354 or email enquiries@glproperty.co.uk

View online at www.glproperty.co.uk



Approximate Gross Internal Area
 2792 sq ft / 259.4 sq m
 Approximate Gross Internal Area Outbuildings
 148 sq ft / 13.8 sq m



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.