



## Thakeham, West Sussex RH20

ID: 4445

A well presented three bedroom end of terrace house with south west facing rear garden forming part of this popular residential development within the village of Thakeham.

- \* Entrance porch \* Entrance hall \* WC \* Sitting room \* Study/dining room \* Kitchen
- \* Stairs to first floor landing \* Two double bedrooms \* Single bedroom \* Family bathroom
- \* Front and rear gardens \* Off road parking \* Attached partially converted garage \* EPC rating C

**Guide Price £350,000 Freehold**



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## Description

This attractive three bedroom end of terrace house is presented in good order and forms part of this popular residential development in the desirable village of Thakeham. There are some lovely country walks to be taken from the doorstep and buyers can take advantage of the amenities, which are now offered to residents as part of the Abingworth development including a popular cafe and convenient shop as well as village hall with regular events being held.

The accommodation comprises door into the entrance porch, which leads into the entrance hall. To the left is the kitchen featuring a range of wall and base units with gas hob inset into work surface with oven below and further space for appliances. The sitting room to the rear can be accessed from the hall or the kitchen and enjoys a pleasant outlook across the garden, with gas fire and sliding patio doors. An internal door leads into an additional reception room, where the current owners have converted the rear section of the garage, which could be used as a study or a dining room with further door into the garden. An internal door leads into the front of the garage, which is ideal for storage and has an up and over door. To conclude the ground floor accommodation is a WC. Stairs from the hall lead to the first floor landing. The principal bedroom can be found to the rear with double built-in wardrobes. Bedroom two with a front aspect is also a double and has built-in wardrobe and airing cupboard and there is a third bedroom. The family bathroom has a matching suite with a shower above the bath and shower screen.

## Outside

To the front of the property is hand-standing providing off road parking for two vehicles. The majority of the front garden is laid to lawn with attractive flower borders and a picket fence. The sunny aspect south westerly rear garden provides a high degree of privacy and seclusion being part wall enclosed. A patio adjoins the rear of the property with the remainder being laid to lawn and there are attractive flower and shrub borders and a wooden shed.

## Situation

Thakeham is a small village approximately three miles north of Storrington, which is a thriving large village at the foot of the South Downs National Park with a wide range of amenities, including a Waitrose Store, and local sporting facilities. Activities in the area include tennis, squash, golf and gliding at the South Downs Gliding Club at Parham. Thakeham village itself has a parish church and public house with a pre-school nearby. Approximately a mile and a half towards Storrington is Steyning Grammar School, which incorporates a primary school and years seven and eight of senior school. There is a new village hall and a shop. Local shops and amenities can be found in the neighbouring villages of West Chiltington and Ashington. There are mainline stations at Pulborough and Billingshurst with services to Gatwick airport, London Victoria and the coast. There is also access to the motorway network and the south coast via the A24.

## Sporting and recreation

Sporting and recreation facilities abound in the area with badminton and other classes held in the new village hall. There is golf at Pulborough (West Sussex Club), Mannings Heath and Slinfold to name just a few, with tennis at West Chiltington and Storrington. Squash courts also in Storrington together with the Chanctonbury Leisure Centre which has a gym and runs various fitness classes. To the south there is sailing from Littlehampton and Chichester harbours with extensive walking and riding facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Pulborough Brooks between Pulborough and Storrington.

## Services

All mains services are connected. According to Ofcom for this address Superfast broadband is available. Highest download speed is 76 Mbps

## Directions

From the offices of GL & Co Estate Agents in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left up School Hill (B2139). Continue into Thakeham Road and go straight across the traffic lights at Water Lane. Shortly after at the next mini-roundabout bear left signposted to Thakeham, staying on the B2139 and continue into Storrington Road. After approximately a mile as you approach Thakeham, take the second turning left into High Bar Lane. Continue ahead turning left into Linfield Copse and at the 'T' junction, take a left turn and the property can be found on the right hand side.

What3words:///rainfall.sketches.lifeboats

## Council Tax

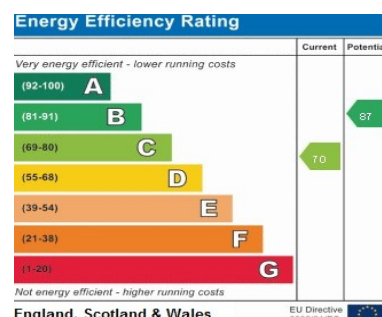
Council Tax Band D. Please contact Horsham District Council on 01403 215100.

## In the Know

Not all of our properties are available online. For further information on our "In the Know" selection, please give us a call on 01903 742354.

## Viewing

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





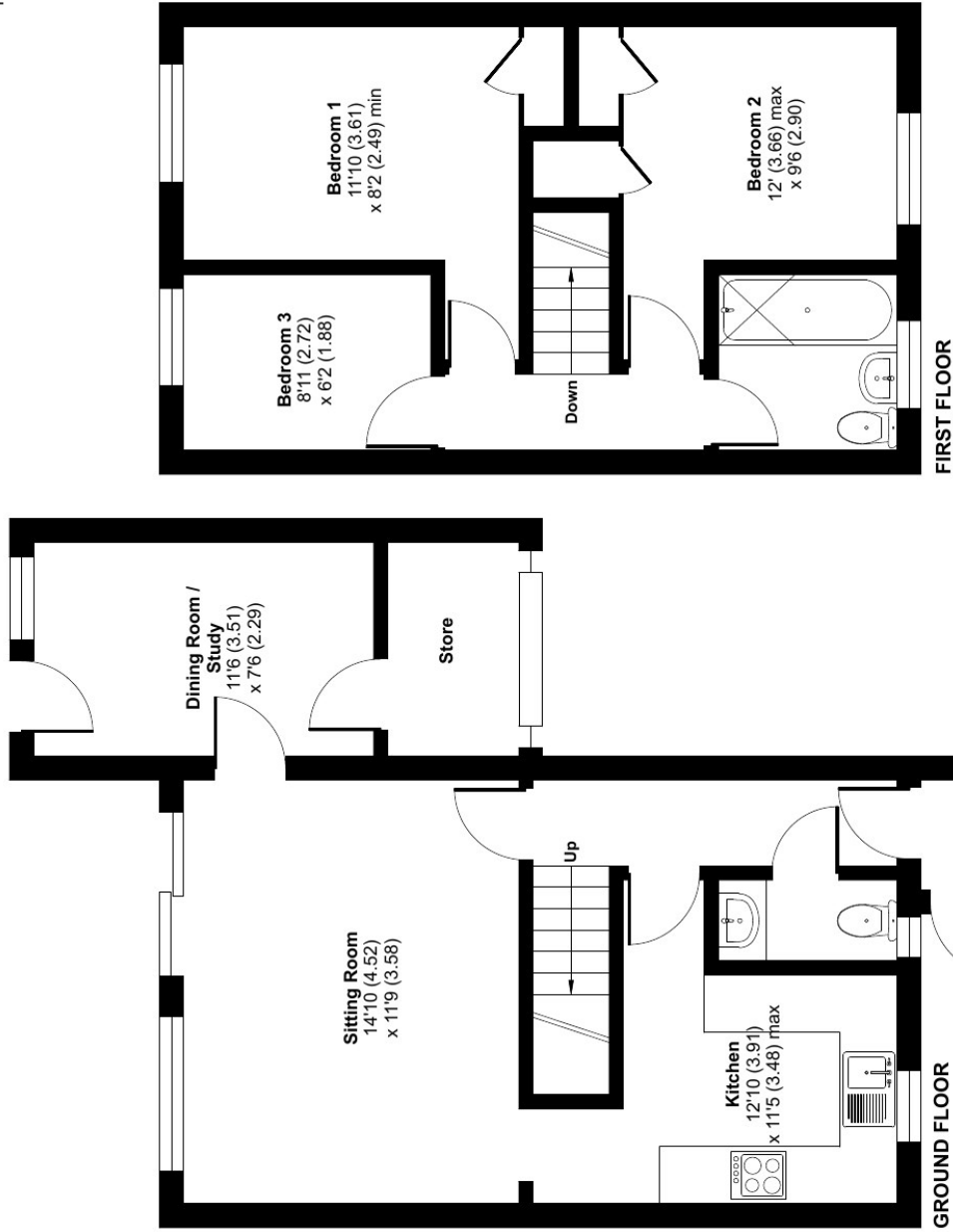




# Linfield Copse, Thakeham, Pulborough, RH20

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023.  
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