



Thakeham Road, Storrington, West Sussex RH20





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Offers in Excess of £925,000 Freehold

ID: 72812

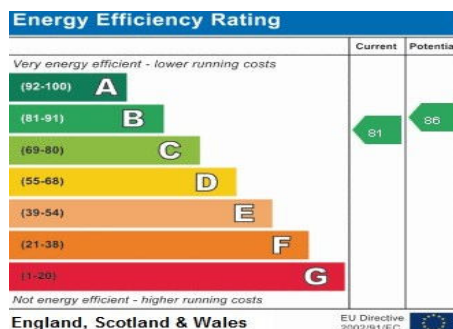
Storrington 0.7 miles, Worthing 9.2 miles, Chichester 16.6 miles,
Pulborough 4.8 miles, Horsham 14.5 miles, Gatwick Airport 31.2 miles



- Exclusive gated development
- One of just five properties
- Built to exacting standards
- Internal accommodation 2,670 sq.ft
- Detached double garage with electric up and over doors
- Ample parking and turning
- Less than a mile from village centre
- Backing onto National Trust land

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 along into Thakeham Road and after approximately 0.5 of a mile, Knapweld Chase will be seen on the right hand side.



The Property

This luxury detached home offering 2,670 sq.ft of accommodation is beautifully positioned in this exclusive gated development less than a mile from the amenities of the centre of the village whilst adjoining National Trust land. The property has been designed and finished to exacting standards offering substantial accommodation over three floors with a fabulous woodland outlook to the rear.

The accommodation comprises door into the entrance hall and at the end there is a door into the generous kitchen/dining room with ceramic tiled flooring and range of matching wall and base units featuring granite work surfaces, eye level double oven and gas hob inset. There a further integrated appliances, breakfast bar island and spacious dining area with double doors leading into the garden. The sitting room is also to the rear with open fireplace and patio doors to outside. Double doors from the hall lead to the bay fronted formal dining room and there is a double aspect study and cloakroom to the ground floor.

From the hall stairs lead to the first floor where the principal bedroom can be found overlooking the garden and beyond, with fitted wardrobes and an en-suite with separate bath and walk-in shower. The guest bedroom is to the front with fitted wardrobes and a generous en-suite shower room. Bedrooms three and four are both doubles with ample fitted wardrobe space and are served by the luxury bathroom with separate shower. Stairs from the galleried landing lead to the second floor where there are two further rooms offering a multitude of purposes but currently arranged as guest rooms and there are two loft rooms ideal for storage.

Outside

Private electric gates, which are telephone operated open up into the grounds and a brick paved driveway provides off road parking and turning. There is a wooden clad detached double garage with electric up and over door, lawn to either side of the pathway and gates allowing access into the rear garden on both sides of the property.

The rear garden has been designed for ease of maintenance with a generous patio area running across the whole of the property, ideal for enjoying the peace and tranquillity of this fabulous location. The remainder of the garden is laid to lawn with hedging to the rear, with various attractive flowers, shrubs and evergreens. There is a wooden summer house and wooden shed, both with power and lighting and a delightful woodland outlook.



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Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately six miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sports and recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

All mains services are connected.

According to Ofcom for this address Superfast broadband is available. Highest download speed is 80 Mbps

Council Tax

Council Tax Band G. 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.
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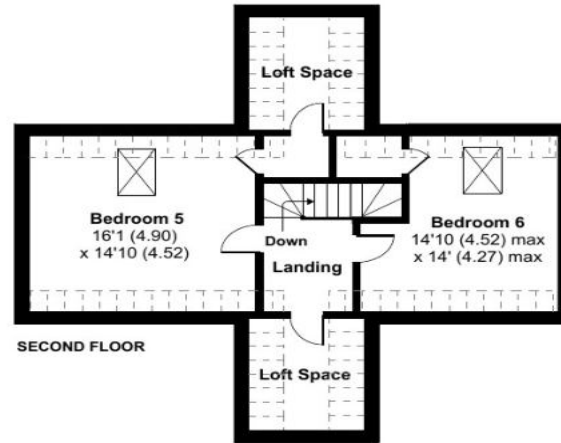
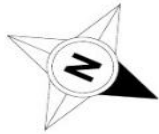
Approximate Area = 2670 sq ft / 248 sq m (excludes loft space)

Limited Use Area(s) = 114 sq ft / 10.5 sq m

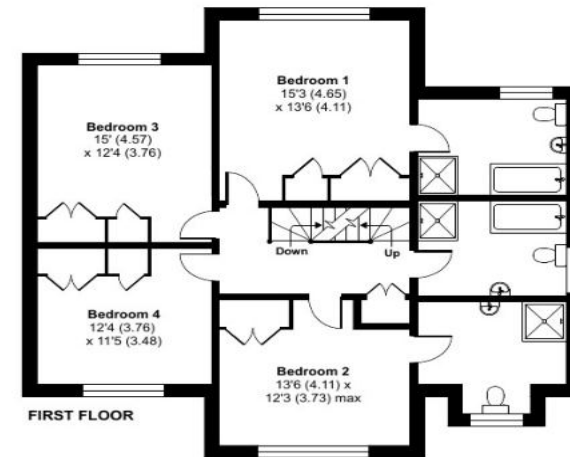
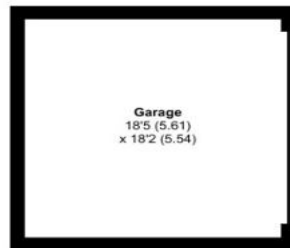
Garage = 336 sq ft / 31.2 sq m

Total = 3120 sq ft / 289.8 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for GL&CO Estate Agents. REF: 899863

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.

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