



1, Foxcroft Cottages | Thakeham Road | Coolham | Horsham | RH13 8QD





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£795,000

A spacious attached family home built, we understand, originally during the Victorian era and extended during the 20th century. Situated in a delightful mature plot of approx. ½ an acre in a rural setting. There are several outbuildings within the garden including a recently installed detached studio with power, light and telephone points, ideal as a home office. The property adjoins neighbouring countryside whilst also benefiting from being easily accessible to both Billingshurst and Storrington.

Coolham is a popular rural hamlet which includes the popular Selsey Arms Pub as well as other facilities which include the William Penn Primary School, Montessori Nursey School, Village Hall and adjoining playing fields. Billingshurst lies approximately 4 miles to the east and includes extensive range of shopping facilities catering for most daily needs. A leisure centre with swimming pool and mainline train service to London/Victoria. The larger market town of Horsham lies approximately 8.7 to the north east.

Entrance Hall

Sitting Room

Impressive fireplace with exposed brick work and inset wood burner, double opening doors to

Conservatory

Brick and uPVC construction with double glazed windows overlooking the garden, tiled floor with underfloor heating, double opening doors to garden.

Dining room

Fireplace, door to:

Study/Bedroom four

Front aspect and door to:

En-suite

Tiled shower cubicle, hand basin and cupboard below, w.c., concealed cistern, part tiled walls.

Kitchen/Breakfast Room

With an outlook over the rear garden and towards countryside beyond featuring a range of work tops with inset single drainer enamel sink unit, range of base cupboards beneath, integrated washing machine and dishwasher, work top with inset electric hob, further drawers and cupboards beneath, built-in double oven with storage above and below, tall shelved larder cupboard, integrated fridge/freezer, range of eye-level cupboards, fitted microwave, recently installed oil fired Rayburn, tiled floor.

Lobby

Door to garden and tiled floor.

Cloakroom

Low level w.c., wash hand basin, tiled floor.

Staircase

From entrance hall to:

First Floor Landing

Bedroom One

Two double glazed windows enjoying a pleasant outlook to the front and the other with a wonderful outlook over the rear garden and towards the countryside beyond, built-in wardrobe cupboards, chest of drawers below.

Bedroom Two

Double aspect with views over the rear garden towards countryside beyond, 'Rointe Kyron' electric wall heater, fireplace.

Bedroom Three

Outlook over countryside, period cast iron fireplace.

Bathroom

Which has recently been re-fitted by the current owners, rear aspect and views over the garden towards adjoining countryside. Suite comprises: bath, wash hand basin set into chest of drawers, towel rail, large shower cubicle with fixed head shower and hand held shower, shelved recess.

Outside

The property is approached by a five bar gate into a driveway with ample parking for numerous vehicles, detached studio with light and power and phone point, which could ideally be used as a home office, two further outbuildings which are attached to each other with power and light and car port.

Gardens

The gardens are lovely and one of the main features of the property featuring extensive lawns, enclosed by hedging, orchard with various fruit trees including: Apple, Pear and Walnut, raised beds, pergola. The garden has post and rail fence which adjoins open countryside with a delightful rural outlook extending to approximately ½ an acre. There is a gate at the bottom of the garden leading to a public footpath giving lovely walks to Shipley and the Knepp Castle Estate.

EPC RATING= D.





Thakeham Road, Coolham, Horsham, RH13

Approximate Area = 1739 sq ft / 161.5 sq m

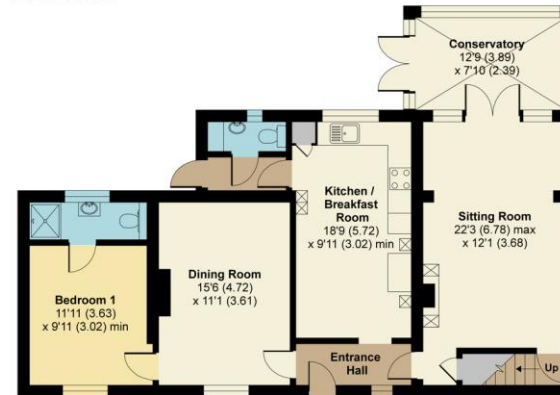
Outbuildings = 704 sq ft / 65.4 sq m

Total = 2443 sq ft / 227 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1

OUTBUILDING 2



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Fowlers Estate Agents. REF: 702281



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



Managing Director:
Marcel Hoad

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