



6 Townhouse Farm Cottages | Coolham Road | Thakeham | RH20 3EW





6 Townhouse Farm Cottages

Coolham Road | Thakeham | West Sussex | RH20 3EW

£585,000

A unique opportunity to acquire one of a pair of newly built semi-detached cottages constructed to a high standard and located on the fringes of old Thakeham village. Internally, the properties have two double bedrooms and a separate dressing room measuring 10' x 7'5". The ground floor areas have parquet engineered oak flooring to the majority, ground floor cloakroom and a separate sitting room with superb open plan kitchen/dining/day room with a range of integrated appliances and Caesarstone (Quartz) worksurfaces. Upstairs, there is a large en-suite to the master bedroom and a family bathroom. Outside, the properties occupy a generous sized plot with a westerly aspect overlooking fields to the rear, both with off-road parking for several vehicles with a potential for a garaging, subject to planning. The properties are ready for immediate occupation.

- Newly Built Semi-detached Cottages
- On Fringes of old Thakeham Village
- Generous Sized Plots
- Backing onto Open Fields to the rear
- Ground Floor Cloakroom
- Sitting Room
- Oak Flooring to most of Ground Floor
- Utility Room
- Superb Kitchen/Dining/Day Room
- Underfloor Heating to Ground Floor
- 2 Bedrooms with 10x7'5" Dressing Room
- En-suite to Master Bedroom
- Rainwater Harvesting System
- Air Source Heat Pump
- Parking Area for several vehicles to each plot
- West Aspect Gardens

Gabled Entrance Porch uPVC panelled part glazed front door to:

Entrance Hall Parquet engineered oak flooring, wall-mounted control for underfloor heating, understairs storage cupboard.

Ground Floor Cloakroom Push flow w.c., wash hand basin, porcelain tiled flooring, extractor fan, uPVC double glazed window.

Sitting Room 14' 5" x 10' 0" (4.39m x 3.05m) uPVC double glazed window with outlook over gardens, wall-mounted control for underfloor heating.

Superb Open Plan Kitchen/Dining Room/Day Room 25' 2 maximum" x 17' 8 maximum" (7.67m x 5.38m)

Kitchen Area Superb fitted kitchen with extensive range of wall and base units with integrated appliances with 'Bosch' fan assisted oven and grill and inset four ring electric hob with stainless steel extractor over, integrated 'Siemens' dishwasher and 'Bosch' fridge/freezer, range of Ceaserstone (Quartz) working surfaces with peninsula fitted breakfast bar, inset one and a half bowl stainless steel sink unit with swan neck mixer tap and groove drainer, delightful outlook over gardens and towards the countryside, engineered oak flooring, uPVC double glazed French doors leading to terrace and gardens.

Utility Room Working surface with space and plumbing for washing machine and tumble dryer under, cupboard housing pressurised cylinder and electric meters.

Stairs to:

First Floor Landing Access to loft space.

Bedroom One 14' 6" x 8' 6" (4.42m x 2.59m) uPVC double glazed windows, radiator, door to:

En-suite shower Room Fitted independent shower unit, push flow w.c., wash hand basin with toiletries cupboards under, heated chrome towel rail, oak style LVT flooring (Luxury Vinyl tiles).

Bedroom Two 15' 11 into bay" x 10' 0" (4.85m x 3.05m) Radiator, uPVC double glazed windows with outlook towards open countryside.

Dressing Room 10' 0" x 7' 5" (3.05m x 2.26m) Radiator, uPVC double glazed windows.

Family Bathroom Panelled bath with fitted overhead soaker and separate shower attachment with folding glass and chrome screen, part tiled walls, oak style LVT flooring, heated chrome towel rail, Velux window, wash hand basin with toiletries cupboards under, extractor fan.

Outside

Front Garden Enclosed by ranch style fencing, paved pathway areas, air source heat pump system with side access, further side section of garden, outside electric meters, two outside water taps, one with mains supply and the other with a rainwater supply (fed from rainwater harvesting system).

Rear Garden West aspect with delightful outlook towards open countryside, large paved terraced area, outside lighting, outside electrical points, screened by hedging and ranch style fencing and brick privacy wall, larger than average timber shed measuring 10' 0" x 6' 0" (3.05m x 1.83m), gate leading to:

Private off-road Parking Area for several vehicles with electrical car charging point.

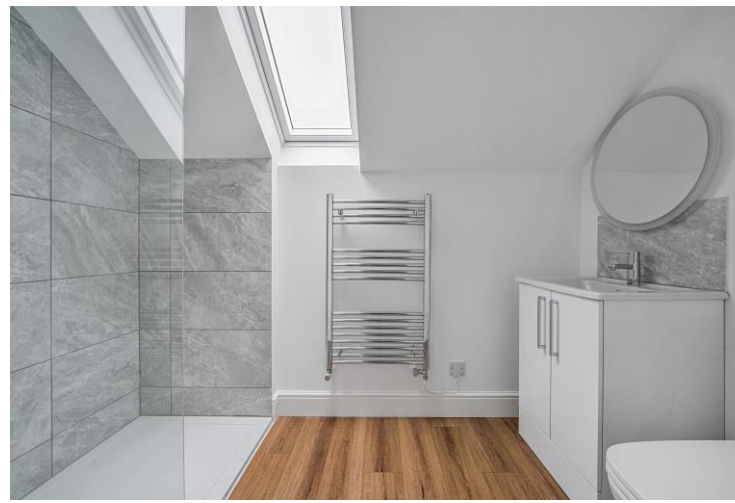
Services: Mains water & electricity, private drainage & fibre broadband.

Specification: Please note that the remaining rooms will be carpeted. The properties benefit from a 10 year Structural Warranty provided by Build-zone.

Agents: Note: Under the Estate Agents Act 1979 we are obliged to inform you that the vendors of the properties are related to a member of Fowlers Estate Agents.

Agents Note: Please note the photos shown relate to 5 Townhouse Farm Cottages and the floorplan relates to 6 Townhouse Farm Cottages.

Agents Note: A right of way is to be granted for purchasers through the existing farm to access the Public Bridleway located to the south.





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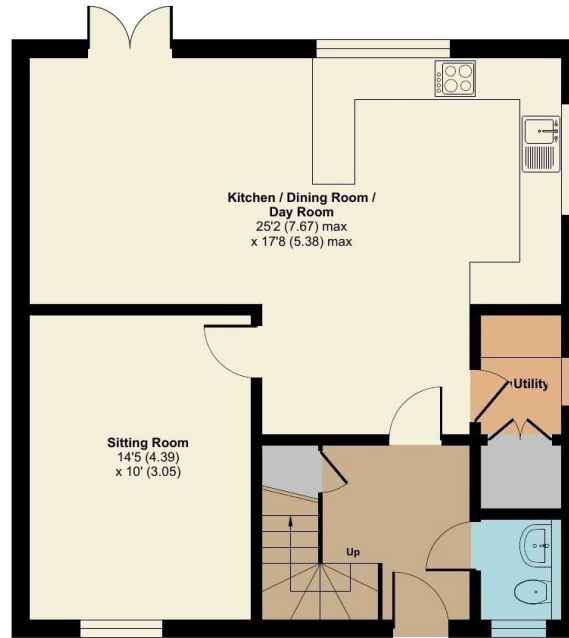
Approximate Area = 1181 sq ft / 109.7 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

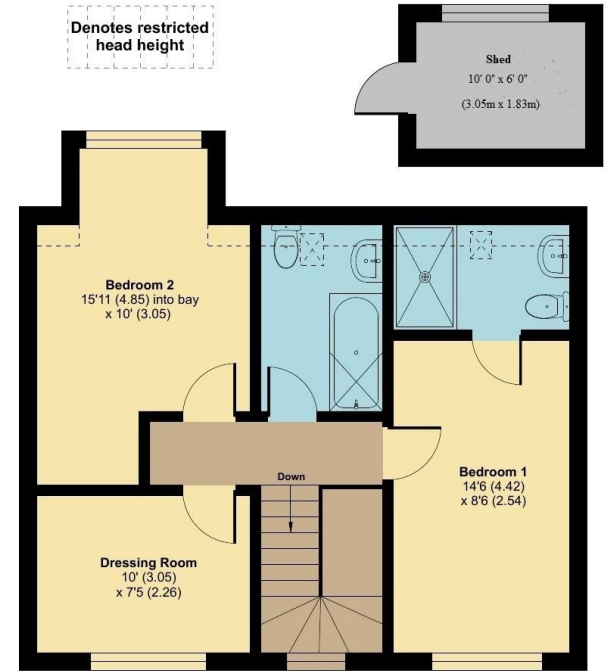
Shed = 48 sq ft / 4.4 sq m

Total = 1248 sq ft / 115.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Fowlers Estate Agents. REF: 978630



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



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Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
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