



Barn Cottage | The Street | Thakeham | West Sussex | RH20 3EP





Barn Cottage

The Street | Thakeham | West Sussex | RH20 3EP

£625,000

A beautifully presented two bedroom delightful cottage set within the picturesque village of Thakeham, with its local Pub and amenities close by at Abingworth Meadows. Internally, accommodation comprises: entrance hall with oak flooring, ground floor cloakroom, sitting room with open fireplace, dining room, kitchen with underfloor heating, utility room, re-fitted first floor shower room. Outside, there are beautiful south facing cottage style gardens with terrace and summerhouse, parking area and detached garage. The property is offered for sale with no onward chain.

- Detached Cottage
- Picturesque Village Setting
- Many Original Features
- Close to the village Pub
- Two Double Bedrooms
- Entrance Hall
- Sitting Room with open fireplace
- Dining Room
- Ground Floor Cloakroom
- Utility Room
- Kitchen with underfloor heating
- Re-fitted Shower Room
- Beautiful South Facing Gardens
- Detached Garage and Parking
- No Chain
- Viewing Recommended

Entrance Panelled front door to:

Entrance Hall Oak flooring, bank radiator, exposed ceiling beams.

Ground Floor Cloakroom Low level flush w.c., inset wash hand basin.

Utility Room 7' 10" x 6' 5" (2.39m x 1.96m) Concealed spot lighting, window overlooking garden, radiator.

Sitting Room 14' 10" x 11' 11" (4.52m x 3.63m) Feature log burning recessed gas fire, exposed ceiling beams, radiator, French doors leading to terrace and gardens, door accessing:

Dining Room 15' 8" x 10' 11" (4.78m x 3.33m) Open fireplace with oak mantel over, exposed ceiling beams, radiator, windows overlooking rear garden, stairs accessing first floor.

Kitchen/Breakfast Room 12' 11" x 9' 6" (3.94m x 2.9m) Range of granite working surfaces with inset four ring 'Neff' hob with extractor over, built-in fan assisted electric

oven and separate grill, inset stainless steel one and a half bowl single drainer sink unit with groove drainer and swan neck mixer tap, space and plumbing for washing machine and dishwasher, vaulted ceiling with feature exposed oak beam, stable door accessing rear garden, vertical radiator, tiled flooring with underfloor heating.

Stairs to:

First Floor Landing Exposed original ceiling beams, built-in shelved storage cupboard.

Bedroom One 11' 11" x 11' 2" (3.63m x 3.4m) Radiator, exposed beams.

Bedroom Two 11' 4" x 8' 7" (3.45m x 2.62m) Radiator, exposed ceiling beams.

Shower Room Large walk-in double shower with wall-mounted shower attachment, low level flush w.c., pedestal wash hand basin, exposed ceiling beams, tiled flooring.

Outside

Front Garden Paved front area with wrought iron railings.

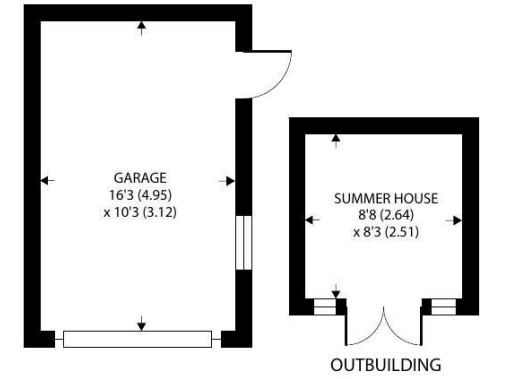
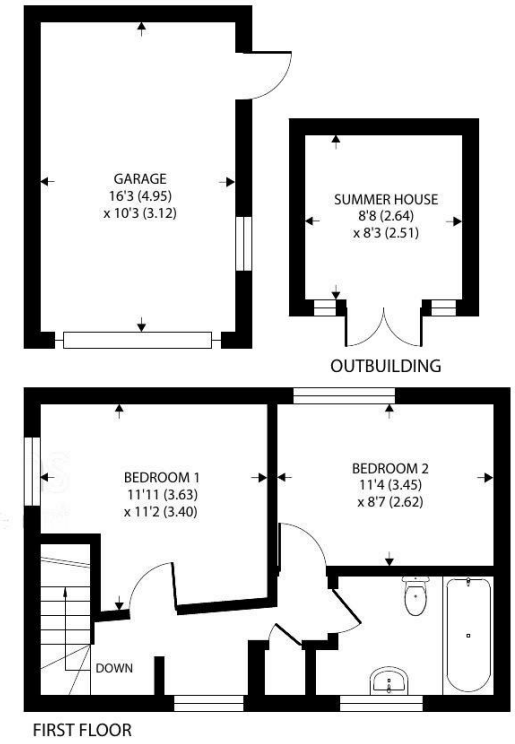
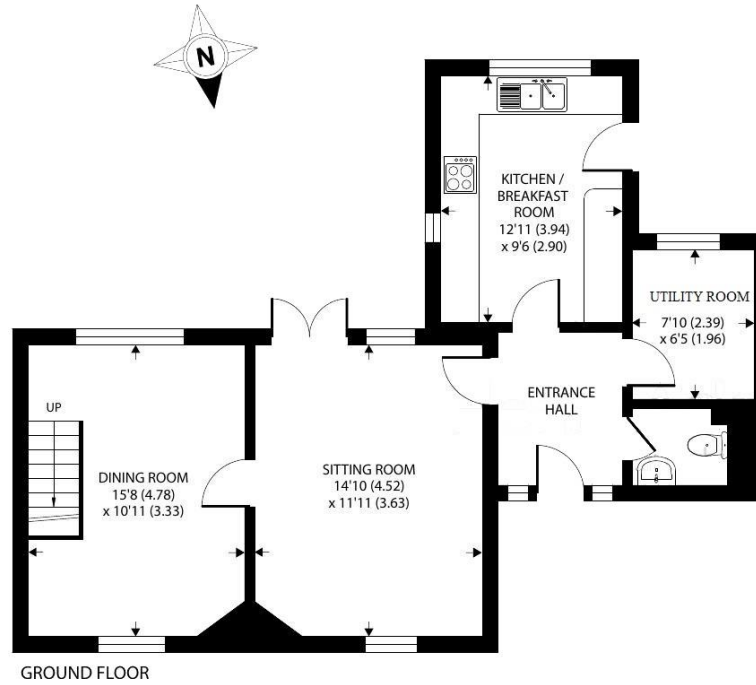
Rear Garden Shared gravelled driveway accessing off-road parking paved parking area leading to:

Detached Garage 16' 3" x 10' 3" (4.95m x 3.12m) Up and over door.

Rear Garden South aspect garden being a feature of the property, attractive flower and shrub borders, shaped lawned area, summerhouse measuring 8'8 x 8'3, separate large terraced area, outside water tap.

EPC Rating: Band E.





Approximate Area = 1164 sq ft / 108.1 sq m (includes garage)
 Outbuilding = 71 sq ft / 6.5 sq m
 Total = 1235 sq ft / 114.7 sq m

For identification only - Not to scale



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



Managing Director:
Marcel Hoad

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

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.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.