



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





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£600,000

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.

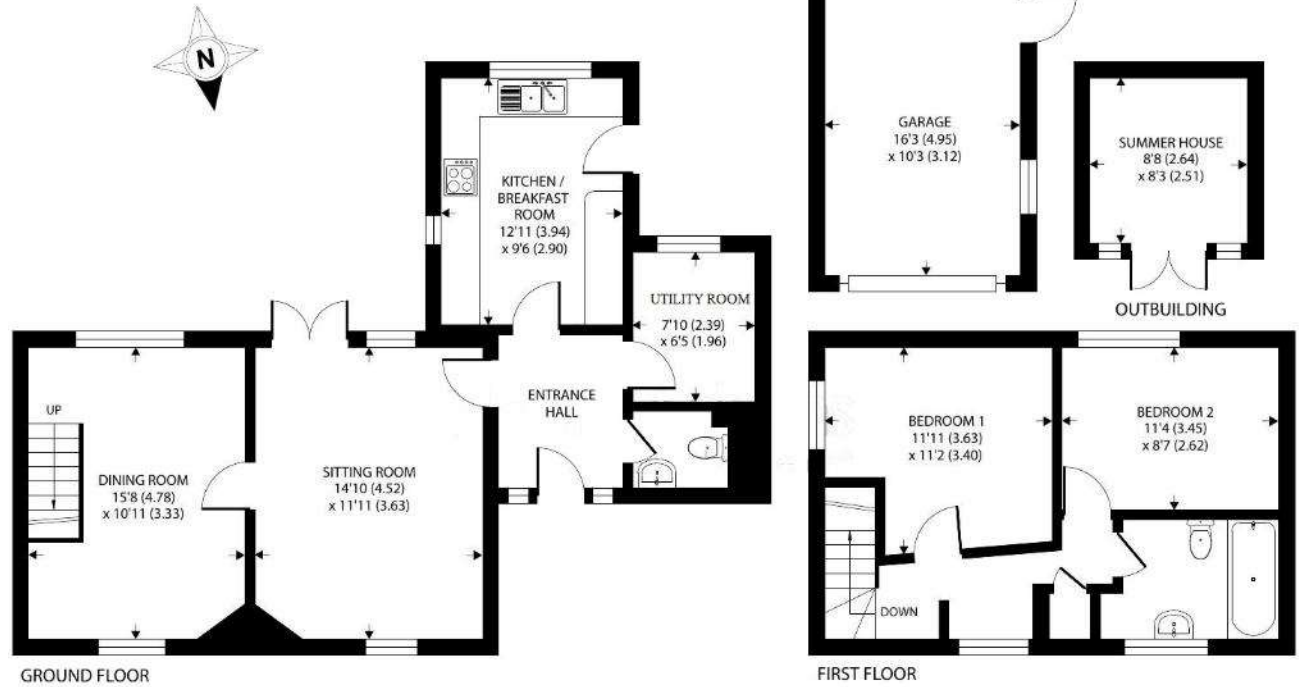
Rear Garden Shared gravelled driveway accessing off-road parking paved parking area leading to:

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.



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