



Hickory | Storrington Road | Thakeham | West Sussex | RH20 3EF





Hickory

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OFFERS OVER £600,000

An individual four bedroom family home located on the fringes of Thakeham village. Internally, the property is presented in first class order with accommodation comprising: superb open plan kitchen/breakfast room with integrated appliances, family/day room with feature vaulted ceilings, sitting room with feature Victorian style fireplace, utility room, ground floor cloakroom, galleried landing with study area, en-suite bathroom to main bedroom and a family bathroom. Outside, there is a parking area leading to a detached garage with a private enclosed west aspect gardens and terrace.

- Individual Family Home
- Four Bedrooms
- Superb Open Plan Kitchen/Breakfast Room
- Dining Room
- Open Plan Family/Day Room
- Integrated Appliances
- Sitting Room & Feature Victorian Fireplace
- Utility Room
- Ground Floor Cloakroom
- Galleried Landing/Open Plan Study
- En-suite to Main Bedroom
- Family Shower Room
- Attractive West Aspect Gardens & Terrace
- Detached Garage
- Parking Area
- Viewing Recommended

Entrance Panelled front door to:

Enclosed Entrance Porch Radiator.

Ground Floor Cloakroom Low level flush w.c., wash hand basin with toiletries cupboards under.

Utility Room 9' 6" x 6' 11" (2.9m x 2.11m) Re-fitted wall and base units, quartz working surfaces with inset sink and swan neck mixer tap, space and plumbing for washing machine, radiator, oak style flooring, integrated fridge and freezer, cupboard housing boiler.

Superb Open Plan Kitchen/Breakfast Room 17' 9" x 9' 0" (5.41m x 2.74m) Dual aspect room with double glazed windows, extensive range of re-fitted wall and base units with quartz working surfaces with groove drainer and one and half bowl enamel sink unit with 'Quooker' hot water mixer tap, integrated appliances comprising: fan assisted electric oven and separate grill, five ring electric Induction hob with extractor over, part tiled walls, integrated dishwasher and microwave, pull-out spice rack, further racks, carousel unit, breakfast island with quartz working surface with overhanging lights, oak flooring, archway through to:

Dining Room 12' 11" x 10' 4" (3.94m x 3.15m) Radiator, oak flooring, step down with archway to:

Family Room/Day Room Vaulted ceiling with Velux windows and exposed wooden beams, vertical radiators, uPVC double glazed windows, double glazed French doors leading to rear garden.

Sitting Room 18' 1" x 12' 2" (5.51m x 3.71m) Feature Victorian style fireplace with tiled inset, stone hearth and marble mantel over, radiator, bi-folding part glazed doors accessing family room/day room.

Stairs to:

First Floor Galleried Landing Split-level open plan study area measuring 13'2 x 6'2, dual aspect and double glazed windows, built-in shelving, access to loft space.

Bedroom One 12' 3 maximum" x 11' 2 to bay" (3.73m x 3.4m) Radiator, double glazed windows, large walk-in wardrobe with radiator.

En-Suite Folding screen with fitted 'Mira' independent shower unit, fully tiled walls, built-in toiletries cupboards, inset wash hand basin, concealed spot lighting, Velux window.

Bedroom Two 10' 2" x 9' 9" (3.1m x 2.97m) Radiator, double glazed windows, built-in wardrobe cupboard.

Bedroom Three 9' 9" x 7' 9" (2.97m x 2.36m) Radiator, double glazed windows, Velux window.

Bedroom Four 9' 9" x 7' 3" (2.97m x 2.21m) Dual aspect double glazed windows, built-in wardrobe cupboards.

Family Shower Room Large built-in shower with folding glass and chrome screen with fitted independent shower unit and overhead Velux window, inset wash hand basin with toiletries cupboard under, low level flush w.c., tiled flooring.

Outside

Parking Allocated tarmac parking to the front, leading to:

Detached Garage 18' 1" x 8' 7" (5.51m x 2.62m) Up and over door.

Front Garden Mainly laid to lawn, side access, enclosed by high brick walling, timber garden shed.

West Aspect Rear Garden Paved terraced area, shaped lawned area, screened by hedging and fence panelling, circular patio, side access.

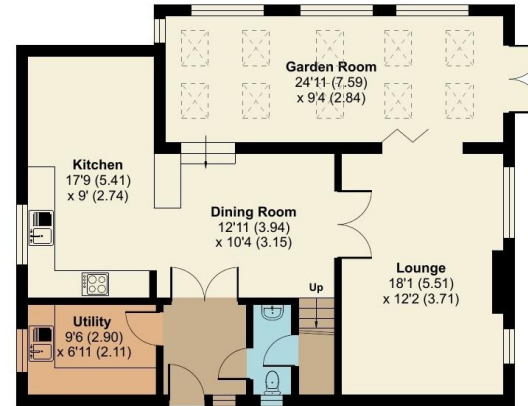
EPC Rating: Band C.



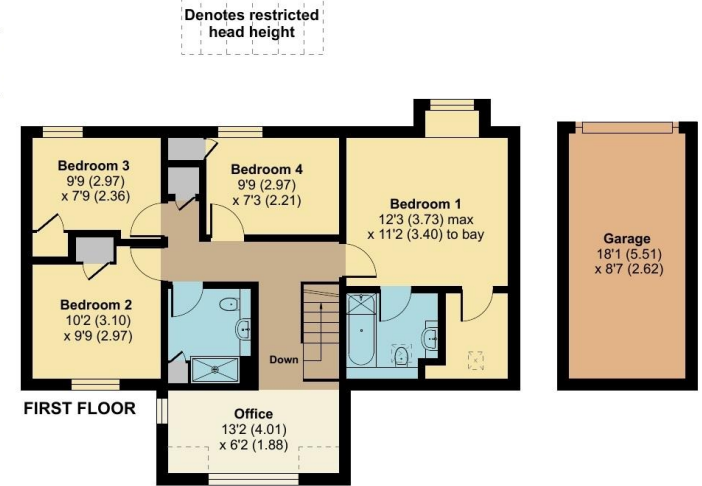


Storrington Road, Thakeham, Pulborough, RH20

Approximate Area = 1666 sq ft / 154.7 sq m
 Limited Use Area(s) = 12 sq ft / 1.1 sq m
 Garage = 157 sq ft / 14.5 sq m
 Total = 1835 sq ft / 170.3 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). © ntcocom 2024. Produced for Fowlers Estate Agents. REF: 1120685



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



Managing Director:
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