



The Roses | The Street | Thakeham | West Sussex | RH20 3EP





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£1,000,000

An individually designed detached home located up a private driveway and set within the highly regarded village of Thakeham, close to the White Lion Inn and backing onto open countryside to the rear, affording superb views across open farmland and the South Downs. Internally, the property is well presented and offers spacious and versatile accommodation extending to 2615 sqft comprising: reception hall, ground floor cloakroom, triple aspect sitting room with feature Inglenook fireplace, dining room, kitchen/breakfast room, utility room, ground floor bedroom with en-suite, spacious galleried landing, master bedroom with dressing room, en-suite and Juliet balcony, bedroom two with Juliet balcony and family bathroom. Outside, there is extensive driveway parking to the front leading to a large triple garage with large storage room above, and to the rear there is a delightful south facing landscaped garden with large stone terrace and covered verandah.

- Individual Detached Home
- Beautiful outlook over open countryside
- Extending to 2615 sqft
- Four Double Bedrooms
- Spacious Reception Hall
- Ground Floor Cloakroom
- Triple aspect Sitting Room with feature Inglenook
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Ground Floor Bedroom with En-suite
- Main Bedroom with En-suite & Balcony
- Family Bathroom
- Extensive Driveway Parking
- Substantial Triple Garage
- Beautifully landscaped South Aspect Garden





Entrance Panelled double glazed front door to:

Reception Hall Oak flooring, built-in shelved cloaks cupboard, understairs storage cupboard.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin, heated towel rail.

Triple Aspect Sitting Room 22' 0 maximum" x 20' 1 into bay" (6.71m x 6.12m) Feature recessed Inglenook fireplace with cast iron stone basket with copper hood and oak mantel over, French doors leading to verandah and terrace.

Dining Room 15' 0" x 11' 9" (4.57m x 3.58m) Oak flooring, double glazed French doors leading to gardens and side door leading to verandah.

Kitchen/Breakfast Room 22' 10" x 11' 8" (6.96m x 3.56m) Inset enamel single drainer sink with swan neck mixer tap, hot water tap and hand spray, range of black granite working surfaces with drawers and cupboards under, recessed area suitable for housing American style fridge/freezer, large shelved pantry, integrated 'Bosch' fan assisted oven with separate microwave and separate steam oven, inset four ring electric hob with extractor over, space and plumbing for dishwasher, tiled flooring, double glazed French doors leading to terrace and gardens.

Utility Room 7' 6" x 6' 7" (2.29m x 2.01m) Inset single drainer sink with eye-level storage cupboards, wall-mounted boiler, built-in storage cupboard, space and plumbing for washing machine, door to side access.

Ground Floor Bedroom 14' 4" x 13' 11" (4.37m x 4.24m) Double glazed windows, built-in wardrobe cupboard, door to:

En-Suite Shower Room Walk-in double shower with folding glass screen with fitted independent shower unit, low level flush w.c., pedestal wash hand basin, part tiled walls, shaver point, tiled flooring, double glazed window.

Stairs to:

First Floor Galleried Landing Oak flooring, walk-in shelved linen cupboard with Megaflow system, radiator.

Main Bedroom 16' 2 maximum" x 15' 9 into bay" (4.93m x 4.8m) Radiator, double doors with Juliet balcony affording beautiful views across open fields and towards the South Downs, leading into dressing room, door to:

En-Suite Bathroom Walk-in shower with curved glass and chrome screen with overhead soaker and separate shower attachment, low level flush w.c., bidet, twin wash hand basins, fully tiled walls, heated towel rail, tiled flooring, shaver point.

First Floor Bedroom Two 15' 8" x 15' 0" (4.78m x 4.57m) Radiator, door opening onto Juliet balcony with views across open fields and towards the South Downs.

First Floor Bedroom Three 15' 5" x 14' 4" (4.7m x 4.37m) Radiator, double glazed windows, walk-in wardrobe cupboard.

Family Bathroom Jacuzzi bath, pedestal wash hand basin, low level flush w.c., separate enclosed shower with shower unit and water jets, fully tiled walls.

Outside

Front Garden And Parking Automatic five bar gate leading to shared driveway, double wooden doors leading to own private driveway with extensive tarmac parking area, attractive cottage style garden, sectioned by picket fencing, brick paved walkways sectioned by parterre hedging and enclosed covered walkway with downlighting, leading to:

Substantial Detached Triple Garage 30' 11" x 18' 0" (9.42m x 5.49m) Twin up and over doors, power and light, access to space above which is boarded with high ceilings and runs the full length of the garage which offers great potential for an accommodation/office/gym, subject to any planning consents.

South Aspect Rear Garden Being a feature of the property backing onto fields and open countryside affording stunning views towards the South Downs, landscaped feature garden with large paved stone terraced area with covered verandah and electric sun blinds, circular shaped lawned areas with ornamental beds, screened by fence panelling, shrub borders and hedging.



EPC Rating: Band C.



The Street, Thakeham, Pulborough, RH20

Approximate Area = 2615 sq ft / 242.9 sq m (excludes void)

Limited Use Area(s) = 150 sq ft / 14 sq m

Garage = 558 sq ft / 51.8 sq m

Total = 3323 sq ft / 308.7 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Fowlers Estate Agents. REF: 1152972



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



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