



Ashdown House | 63 Linfield Copse | Thakeham | West Sussex | RH20 3EU





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GUIDE PRICE £635,000

A well presented four bedroom family home located within this quiet development close to Thakeham village, with its local Pub and newly built shop/café at Abingworth Meadows. Accommodation comprises: open plan sitting room/dining room, superb re-fitted kitchen with integrated appliances, utility room and ground floor cloakroom, en-suite to main bedroom and family bathroom. Outside, there is off road parking for three vehicles leading to an attached single garage with south west aspect rear garden and terrace.

- Detached Family Home
- Four Bedrooms
- Sitting Room/Dining Room
- Superb open plan Kitchen
- Integrated Appliances
- Utility Room
- Ground Floor Cloakroom
- Main Bedroom with En-suite
- Family Bathroom
- Gas Fired Central Heating
- Double Glazed Windows
- Extending to 1340 sqft
- Private west aspect Gardens and Terrace
- Attached Garage
- Off-road Parking for three vehicles
- Viewing Recommended

Entrance Double glazed front door to:

Entrance Hall Part panelled walls, oak flooring, radiator, understairs storage cupboards, concealed spot lighting and door to garage.

Open Plan Sitting Room/Dining Room 28' 6" x 27' 0 maximum" (8.69m x 8.23m) Feature electric log effect fire with carved wooden surround, oak style flooring, radiator, double glazed windows, concealed spot lighting.

Dining Area Double glazed bi-folding doors leading to terrace and garden, leading through to:

Kitchen Area 15' 11 maximum" x 10' 4 minimum" (4.85m x 3.15m) Extensive range of 'Shaker' style wall and base units, integrated 'Bosch' five ring gas hob with extractor hood over, one and a half bowl single drainer sink unit with swan neck mixer tap, integrated dishwasher, fan assisted electric oven and separate rotisserie and grill, built-in fridge/freezer, black granite working surfaces, peninsula wood block breakfast bar with under-seating and storage drawers under, archway through to:

Utility Room 5' 2" x 4' 9" (1.57m x 1.45m) Wall-mounted 'Worcester' boiler, built-in storage cupboards, space and plumbing for washing machine, radiator, tiled flooring.

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

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard.

Main Bedroom 17' 9 maximum" x 14' 4 maximum" (5.41m x 4.37m) Range of built-in wardrobe cupboards, part panelled walls, radiator, double glazed window, double doors leading to:

En-Suite Shower Room Fitted independent shower unit with overhead soaker and glass and chrome folding screen, inset wash hand basin, low level flush w.c., tiled flooring, heated chrome towel rail, extractor.

Bedroom Two 12' 2" x 9' 3" (3.71m x 2.82m) Radiator, double glazed window, part panelled wall.

Bedroom Three 10' 4" x 10' 3" (3.15m x 3.12m) Radiator, part panelled wall, double glazed window.

Bedroom Four 10' 3" x 6' 1" (3.12m x 1.85m) Radiator, double glazed window, built-in shelving.

Family Bathroom Inset bath with chrome controls and central tap, inset wash hand basin with toiletries cupboard and shelving under, low level flush w.c., large walk-in double shower with screen and overhead soaker, heated chrome towel rail, part tiled walls.

Outside

Parking Tarmac driveway with parking for three vehicles, leading to:

Attached Single Garage 15' 11" x 8' 4" (4.85m x 2.54m) Automatic roller door, power and light.

Rear Garden South westerly aspect, large stone paved terrace with up-lighting, raised flower beds, shaped lawned area, screened by fence panelling with side accesses, outside power supply.

EPC Rating: Band C.





Linfield Copse, Thakeham, Pulborough, RH20

Approximate Area = 1340 sq ft / 124.5 sq m

Garage = 141 sq ft / 13.1 sq m

Total = 1481 sq ft / 137.6 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1166840



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



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