

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

# FOWLERS ESTATE AGENTS





# Ashdown House

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

### 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 uplighting, raised flower beds, shaped lawned area, screened by fence panelling with side accesses, outside power supply.

EPC Rating: Band C.





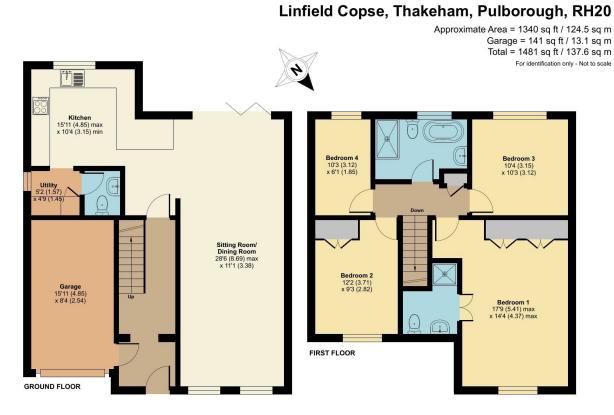














Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2024. roduced for Fowlers Estate Agents. REF: 1166840



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Managing Director: Marcel Hoad

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