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30 Pavilion Close, Thakeham - RH20 3GY

Guide Price £1,150,000

 **Henry Adams**
estate agents

30 Pavilion Close, Thakeham

- A stunning family home on a private close overlooking the cricket green with landscaped gardens
- Built in 2017 by Oakford Homes to a high specification with high standard of finish
- Double aspect sitting room with open fire
- Dining room with bay window
- Stunning kitchen / family room
- Study, utility room and cloakroom on ground floor
- Five double bedrooms, two with en-suites
- Landscaped garden with entertaining terrace
- Detached double garage and ample drive way parking

This exceptional five bedroom detached house is situated on a private close, enjoying a prime position overlooking the cricket green. Built in 2017 by Oakford Homes, the property has been finished to a high specification throughout, offering a modern family lifestyle with a touch of elegance. The welcoming entrance hall leads to a double aspect sitting room with an open fire, creating a cosy atmosphere for relaxing evenings. A separate dining room with a bay window provides an ideal setting for formal entertaining, while the impressive kitchen and family room serves as the heart of the home, featuring contemporary fittings and ample space for every-day living. Additional ground floor accommodation includes a study, a utility room and a cloakroom, all thoughtfully designed for convenience and functionality.

Upstairs, there are five generous double bedrooms, two of which benefit from stylish en-suite facilities. The family bathroom is finished to a high standard, complementing the overall sense of quality and comfort found throughout the home.

The outside space is equally impressive, with beautifully landscaped gardens that offer both privacy and attractive views across the cricket green. An expansive entertaining terrace provides the perfect spot for al fresco dining or summer gatherings, seamlessly connecting the interior living areas with the outdoors. The gardens have been thoughtfully designed with a variety of mature shrubs and planting, creating a tranquil setting for relaxation and play. A detached double garage offers secure parking and additional storage, while the ample driveway ensures plenty of space for visitors. This property combines the benefits of a peaceful, private location with excellent access to local amenities, making it an outstanding choice for families seeking a luxurious and comfortable home.

Abingworth Meadows is located in the desirable village of Thakeham, a quintessential English village with pretty period cottages and homes together with a pub and church. This exclusive modern development provides the most wonderful of communities with a recently opened Meadow Stores and Cafe providing a hub for the village, located adjacent to the cricket green and the newly built Thakeham village hall. The larger village of Storrington situated at the foot of the South Downs and giving access to the South Downs National Park is just over two miles away and provides a good range of local shops and amenities including a Waitrose Store, library, health centre, dentists together with a wide variety of sports and social clubs. The nearest train station is at Billingshurst approximately 5 miles to the north with services to London Victoria and the coast. The larger centres of Horsham and Worthing are approximately 13 and 12 miles respectively. Immediately surrounding Abingworth Meadows on your doorstep are the most beautiful countryside walks in every direction, this home provides a most idyllic lifestyle.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

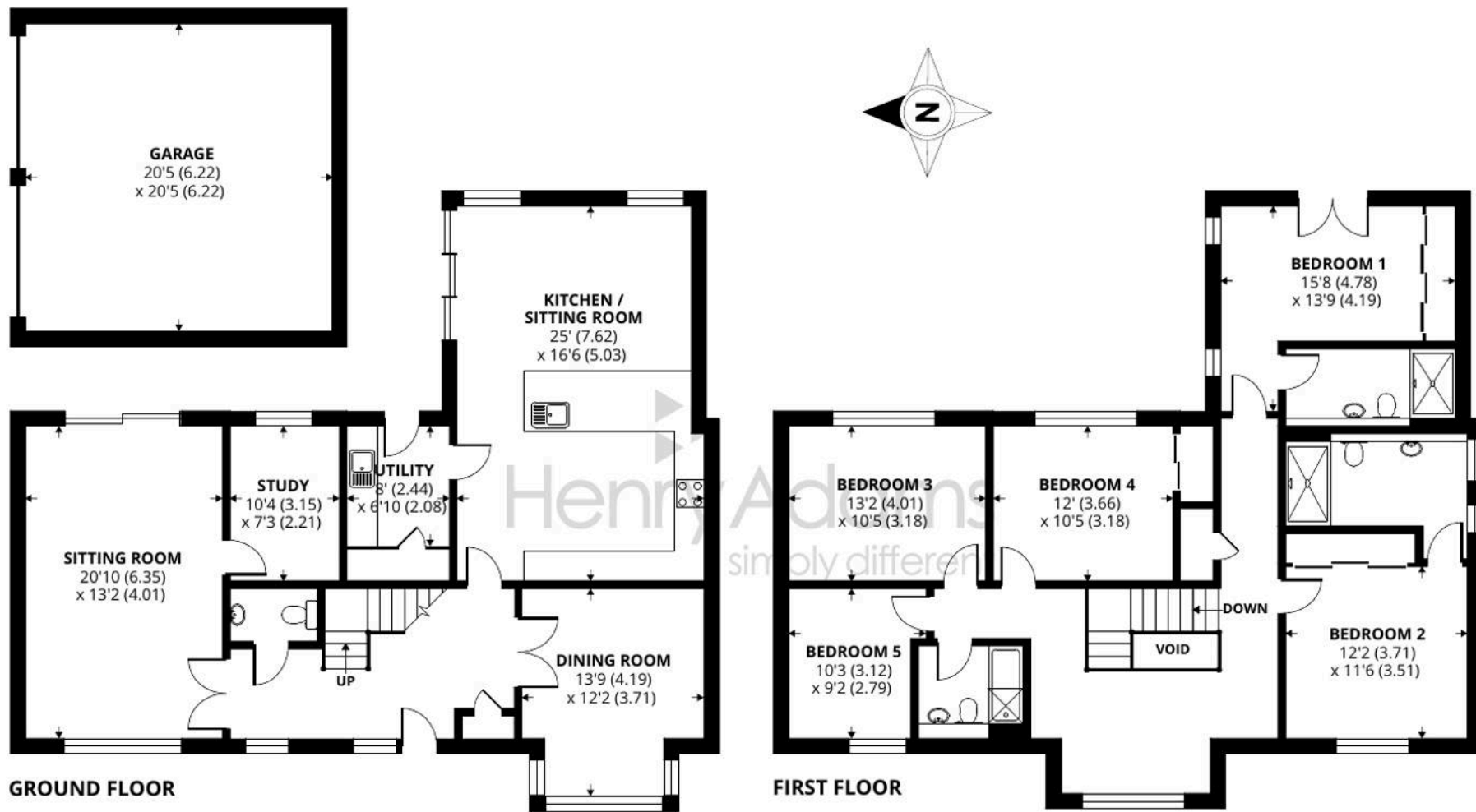












Approximate Area = 2398 sq ft / 222.7 sq m (excludes void)

Garage = 420 sq ft / 39 sq m

Total = 2818 sq ft / 261.7 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.