

THE THATCHWAY, ANGMERING



## The Thatchway, Angmering, BN16 4HJ

Freehold

Principal suite with spacious balcony • Beautiful gardens • Annexe for working from home/ accommodate guests • A detached six bedroom countryside home • Sweeping driveway with double garage and single garage • Prestigious Private Road

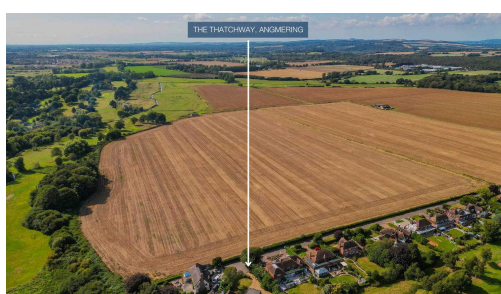
*Cooper Adams*

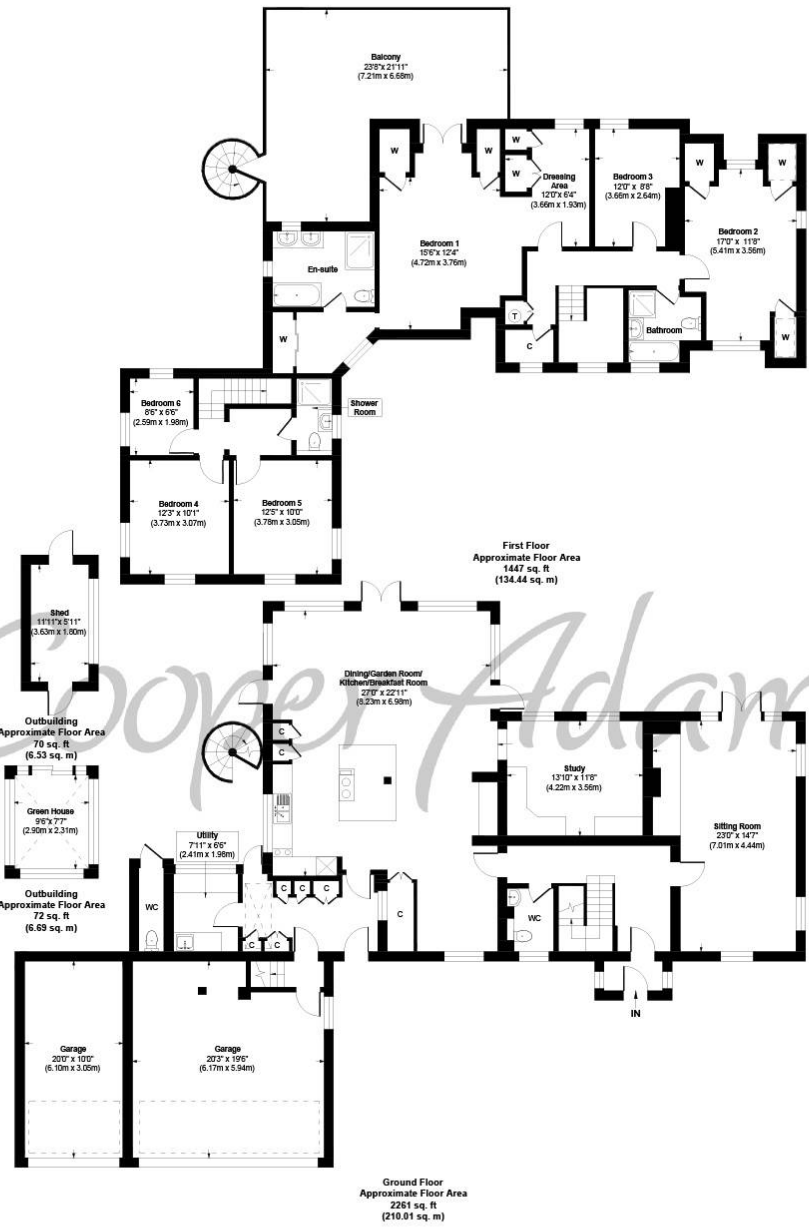
Situated at the far end of the exclusive Private Road 'The Thatchway', this exquisite 6-bedroom detached residence spans an impressive 3,850 sq ft! With a separate annexe, this gives you the flexibility to work from home undisturbed or provide a delectable space for guests/older children to have their own freedom, this home is the perfect fit for someone in search of a spacious and refined abode. The property showcases a meticulously landscaped garden, ideal for both entertaining and tranquil relaxation, along with a delightful balcony providing captivating farmland views and views of the prestigious Ham Manor golf course. Parking is effortlessly accommodated with a large sweeping driveway, and a triple garage. Inside, the interior is tastefully decorated with a traditional style and has benefitted from improvements and additions over the past 25 years of ownership. This exceptional property presents a rare opportunity to experience countryside living within the esteemed Private setting. Arrange a viewing today to secure your chance to own this remarkable home.

This property is "Legally Prepared." Cooper Adams has gathered key documents, including the title plans, property forms, warranties, and FPC. Buyers must request



Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to the A27 and A24 roads.





**Thatchway, Angmering, West Sussex**  
**Approx. Gross Internal Floor Area 3850 sq. ft / 357.67 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale

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