



The Thatchway, Angmering, BN16 4HJ

£1,250,000 Freehold

Impressive detached four double bedroom house • Three reception rooms • In and out driveway • Large double garage • South facing landscaped garden onto golf course • Private road • Chain free • For more information please visit [Cooper Adams website](http://CooperAdams.co.uk)

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Situated in a prestigious and highly desirable location, this substantial detached four bedroom house backs onto Ham Manor golf course and offers an abundance of space, making it ideal for families. The ground floor comprises of a fantastic spacious entrance hall, a light-filled sitting room with a gas fire, a formal dining room, and a study/bedroom four, offering flexible use depending on your needs. The kitchen/breakfast room is perfect for family meals with a separate utility room and a downstairs cloakroom. The bright conservatory that is off the sitting room brings the outdoors in, offering a peaceful retreat and further extending the living area. Upstairs, the large main bedroom features an en-suite bathroom, while two additional double bedrooms provide ample space for family or guests, and there is also a sizeable family bathroom. There is also a substantial games room/lounge located above the double garage, adding valuable additional living space to the home or annexe for older children/elderly parents.

Outside, the property boasts a beautiful south-facing landscaped garden with direct access to a picturesque golf course perfect for those who enjoy outdoor living

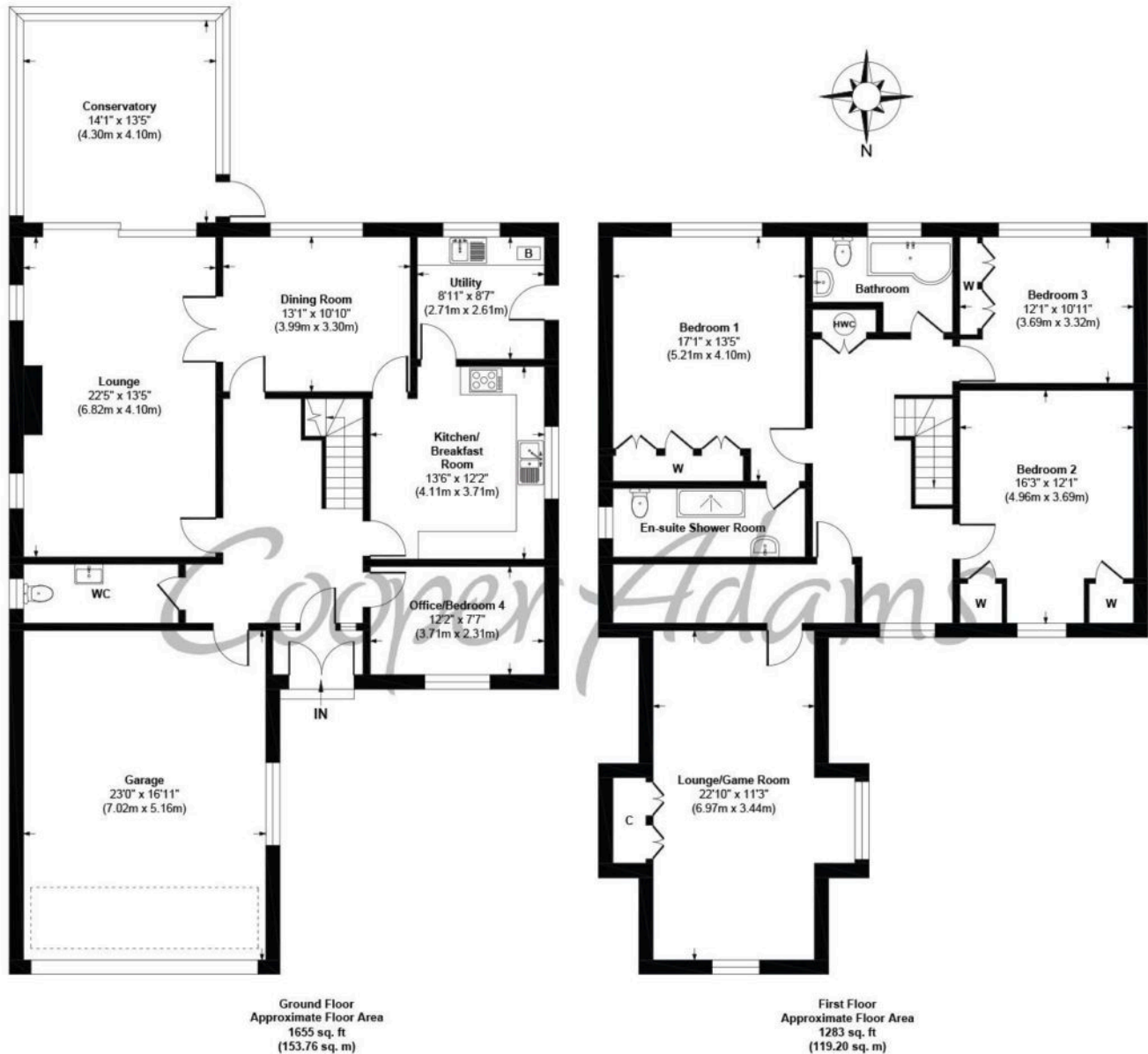


Angmering, a charming village near the South Downs, offers shops, schools, a health club, and a golf course. Beaches are within 2 miles, and nearby shopping is available in Rustington and Worthing. Angmering station connects to London, Brighton, and more, with Gatwick 40 miles away and easy access to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

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



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Approx. Gross Internal Floor Area 2938 sq. ft / 272.96 sq. m

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

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