



ROSS MARGETTS
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Pavilion Close, Thakeham, Pulborough, RH20 3GY

Guide Price **£1,250,000**

Picture this: mornings that begin with sunlight spilling across the cricket pitch, the hum of the countryside beyond, and views stretching out to open farmland. Afternoons drift into long, easy evenings on the terrace, a glass in hand, the sound of distant play from the field, and the sense of calm that comes with open sky and space.

This five-bedroom home holds a prime position within Pavilion Close, the largest plot, the most enviable outlook, with uninterrupted views over the cricket pitch and rolling farmland beyond. It's a home that balances presence with warmth, elegance with ease, designed for modern living in one of Thakeham's most picturesque settings.

Two five-bar gates open onto a sweeping driveway leading to a detached double garage with automatic doors, power, and loft storage above. The approach feels both grand and welcoming, framed by manicured borders and open sky.

Step inside and the entrance hall rises to a galleried landing filled with natural light. To the front, the bay-fronted living room captures the view, the cricket pitch perfectly framed beyond the window, a timeless backdrop for family gatherings and quiet evenings alike.

Double doors flow through to the dining room and on into the showpiece kitchen and family room, a space that defines modern family life. Quartz worktops gleam beneath the vaulted ceiling, a six-ring Fisher & Paykel range stands ready for weekend cooking, and the central island brings everyone together, breakfast at one end, laughter at the other. Sliding doors dissolve the line between indoors and out, leading onto the terrace and garden beyond. Stylish, sociable and beautifully practical, it's a space where life happens naturally.

A separate utility keeps the everyday organised, while the front study, complete with Cat 6 cabling, provides the perfect workspace, peaceful and light, overlooking the cricket field.





Step outside and the south-facing garden unfolds into a calm, layered space. A broad terrace runs the width of the house, perfect for slow lunches or evening gatherings. The lawns are edged with mature planting and raised beds that bring colour through the seasons, while a side courtyard offers a secure area for dogs or children. Beyond the back gate, a bridlepath leads directly into open countryside, with walks that wander towards Kinsbrook Vineyard for a lazy afternoon tasting, or down to The White Lion for a relaxed Sunday lunch.

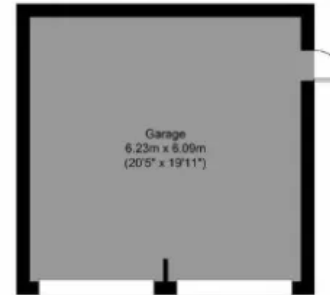
Life here moves at an easier pace. Morning coffee at Meadow Stores and Café, impromptu picnics on the cricket field, the Downs shimmering in the distance. Pavilion Close sits within Abingworth Meadows, a community built around open space, connection and the rhythm of true village life.

Just two miles away, Storrington offers a wider mix of shops, cafés and access to the South Downs National Park, while both Pulborough and Billingshurst stations provide direct rail links to London Victoria and the coast. For days out or evenings away, Horsham town centre, Brighton, and Chichester are all within easy reach, each offering its own blend of culture, shopping and seaside energy before returning home to the quiet of Thakeham.

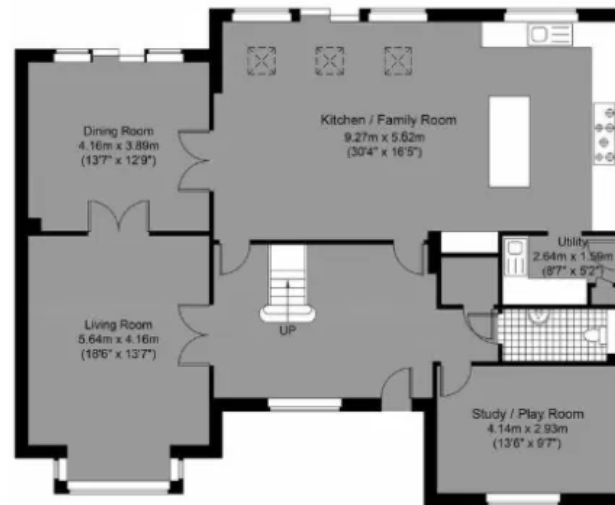
Pavilion Close isn't simply a house. It's a front-row seat to Thakeham's most captivating view, a home of light, balance and belonging, made for those who value space, connection and a life beautifully lived.



Approximate Gross Internal Area (Excluding Garage) = 254.51 sq m / 2739.51 sq ft



Garage Floor
Approximate Floor Area
408.38 sq ft (37.94 sq m)



Pavilion Close

Ground Floor
Approximate Floor Area
1383.37 sq ft (128.52 sq m)



First Floor
Approximate Floor Area
1356.14 sq ft (125.99 sq m)

Illustration for identification purposed only, measurements are approximate, not to scale.



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