



**Chestnut Drive, Thakeham, RH20 3QX**  
- Guide Price £625,000

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Set within a small cul-de-sac of just seven homes, this property occupies a calm and settled position within the wider Chestnut Drive setting. The sense of space begins before you step inside and continues throughout the home, shaped by a thoughtful layout and a strong flow of natural light.

Built by Oxford Homes in 2020, the house is well presented and continues to benefit from the remainder of its 10-year new homes warranty. On arrival, a bright central hallway creates an immediate feeling of openness, naturally lit by a large staircase window that draws light through both the hall and first-floor landing. It sets the tone for the rest of the house, feeling considered and balanced rather than purely functional.

The heart of the home is the kitchen, dining and family space, designed around how the house is used day to day. The kitchen sits to the front of the property and is finished in a clean, contemporary style, fitted with integrated Smeg appliances including a fridge freezer, dishwasher, oven and microwave grill combination. It is a practical working space that remains connected to the rest of the home rather than feeling closed off.

The dining area sits comfortably alongside, flowing naturally into the family room which runs the full depth of the house. This space is filled with natural light from glazed doors opening directly onto the rear garden, creating a strong sense of connection between inside and out. The proportions allow for defined living zones without compromising openness, making it a space that works just as well for everyday family life as it does for entertaining.

A ground floor WC sits off the hallway, adding to the practicality of the layout.

Upstairs, light continues through the landing, reinforcing the sense of space. The principal bedroom is well positioned within the house and benefits from its own en suite shower room. Three further bedrooms are all sensibly proportioned, offering flexibility for family living, guests or home working. The family bathroom is centrally located and finished in a simple, modern style. A separate utility cupboard on this floor discreetly houses a washer and dryer, keeping everyday tasks neatly out of sight.





The garage is accessed via its own up and over door, with the added benefit of direct access from the rear garden, making it particularly useful for storage, bikes or garden use without impacting the main living spaces. Driveway parking sits comfortably to the front without dominating the setting.

### Location

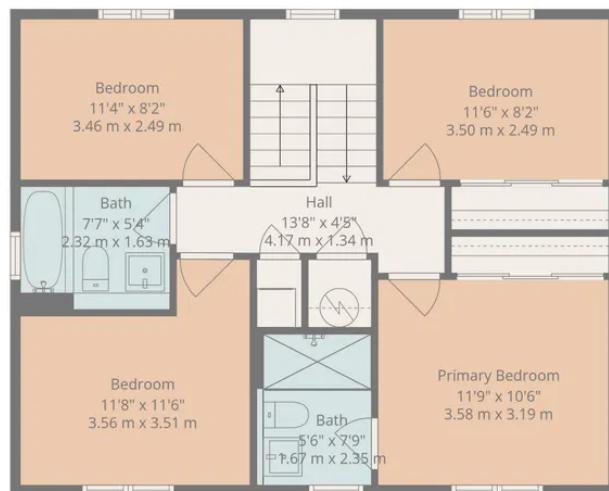
Chestnut Drive forms part of the Abingworth Meadows development, set within approximately 15 acres of countryside between Horsham and Worthing. The development has been thoughtfully planned around open green spaces, including a playing field and park, cricket green, pond, allotments and village hall, helping to create a genuine sense of community.

Meadow Stores and Café sit at the centre of the development, acting as a natural meeting point for residents, while the village hall offers a wide range of classes and activities. Footpaths connect the area to the wider village and surrounding countryside, making it easy to enjoy the area on foot.

Thakeham itself is a well regarded Sussex village, known for its strong community feel and access to countryside walks. From the house, there are pleasant walking routes to the village pub, The White Lion Inn, as well as onward countryside paths leading to Kinsbrook Vineyard, offering a lifestyle that feels connected to the landscape rather than driven by it.

For a broader range of amenities, the nearby village of Storrington offers a Waitrose, library, health centre and a variety of sports and social clubs, all set at the foot of the South Downs.

For those commuting further afield, both Pulborough and Billingshurst stations are within easy reach, providing regular rail services to London Victoria and the south coast. The City of Brighton & Hove, Horsham, Chichester and Worthing are also readily accessible by road, offering a wider choice of shopping, leisure and dining options along with Gatwick Airport and the M23 and M25, supporting both regional and national travel.



**Total: 1424 sq. Ft, 132 m2**

Ground Floor: 712 sq. Ft, 66 M2, 1st Floor: 712 sq. Ft, 66 m2  
Excluded Areas: Garage: 217 sq. Ft, 20 M2, Walls: 142 sq. Ft, 13 m2

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