



Badgers Lodge | The Street | Thakeham | West Sussex | RH20 3EP







# Badgers Lodge

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£950,000

An attractive four bedroom home located within the heart of sought after Thakeham village, offering potential stunning southerly views across open farmland and countryside to the rear. Occupying 0.64 of an acre. Internally, accommodation extends to 1908 sqft and comprises: sitting room with feature open fireplace, dining room, superb open plan kitchen/breakfast room with integrated appliances, ground floor study/bedroom, ground floor cloakroom, conservatory, en-suite bathroom to main bedroom and family bathroom. Outside, there is extensive driveway parking leading to an attached double garage. The rear garden is a feature of the property being mainly laid to lawn with a large terrace adjoining open fields to the rear. No forward chain.

- Individual Detached Home
- Adjoining farmland & countryside
- Occupying 0.64 of an acre
- Heart of Thakeham village
- Sitting Room with Feature Fireplace
- Dining Room
- Ground Floor Bedroom/Study
- Ground Floor Cloakroom
- Superb open plan Kitchen/Breakfast
- Integrated Appliances
- En-suite to Main Bedroom
- Family Bathroom
- Attractive south aspect Garden & Terrace
- Attached Double Garage
- Extensive Driveway Parking
- No Forward Chain



**Entrance Porch** uPVC double glazed door leading to:

**Entrance Hall** Radiator, understairs storage cupboard.

**Ground Floor Cloakroom** Low level flush w.c., pedestal wash hand basin, part tiled walls, radiator.

**Sitting Room** 21' 10" x 13' 11" (6.65m x 4.24m) Feature cast iron open fireplace with slate hearth and carved mantel over, radiator, uPVC double glazed window and sliding door leading to terrace and gardens, archway through to:

**Dining Room** 13' 11" x 12' 4" (4.24m x 3.76m) Radiator, uPVC double glazed windows.

**Conservatory** 11' 5" x 11' 1" (3.48m x 3.38m) Accessed via sitting room with sliding uPVC double glazed doors, of brick and uPVC construction, doors leading to garden, radiator, ceiling fan, TV point.

**Superb Open Plan Kitchen/Breakfast Room** 22' 2 maximum" x 12' 4 maximum" (6.76m x 3.76m)

**Kitchen Area** Extensive range of antique pine wall and base units, inset single drainer twin bowl sink unit with mixer tap, range of granite working surfaces, further drawers and cupboards under, space and plumbing for dishwasher, integrated 'NEFF' fan assisted oven and separate grill, integrated fridge and freezer, peninsula breakfast bar with inset four ring electric hob with chrome extractor over and downlighting.

**Breakfast Area** Further range of built-in storage cupboards, working surfaces, space and plumbing for washing machine, uPVC double glazed window, cupboard housing boiler, wall-mounted programmer, radiator, double glazed windows, door leading to terrace and garden, door accessing garage.

**Ground Floor Study/Bedroom 10' 7 maximum" x 9' 5" (3.23m x 2.87m)** Radiator, uPVC double glazed windows.

**Steps up to:**

**First Floor Landing** Radiator, access to loft space.

**Main Bedroom** 14' 0" x 12' 5" (4.27m x 3.78m) Radiator, uPVC double glazed windows with outlook over gardens adjoining open fields beyond, built-in shelved linen cupboard, door to:

**En-Suite Bathroom** Jacuzzi bath with fitted shower attachment, mainly tiled walls, uPVC double glazed windows, inset wash hand basin with cupboards under, low level flush w.c., radiator.

**Walk-In Dressing Room/Bedroom Four** 10' 8" x 8' 7" (3.25m x 2.62m) Previously used as bedroom four, range of floor to ceiling built-in mirrored wardrobe cupboards, radiator, uPVC double glazed windows.

**Bedroom Two** 13' 0" x 10' 8" (3.96m x 3.25m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

**Bedroom Three** 14' 0" x 9' 1" (4.27m x 2.77m) Radiator, uPVC double glazed windows, built-in wardrobe cupboards.

**Family Bathroom** Inset bath, low level flush w.c., pedestal wash hand basin, radiator, part tiled walls, fully enclosed shower cubicle with fitted 'Mira' independent shower unit.

**Outside**

**Front Garden** Gravelled private driveway accessed from The Street with raised lawned areas and mature trees and shrubs, further shaped lawned areas, large timber storage shed, attractive flower and shrub borders, rose borders, screened by hedging.

**Rear Garden** Being a feature of the property, south aspect garden and bordering open fields and countryside, currently screened by mature trees with the potential to offer stunning views across farmland and towards the South Downs. The main section of rear garden is mainly laid to lawn, large terraced area, timber storage shed of 16'1 x 8', outside water supply.

**Attached Double Garage** 19' 10" x 18' 11" (6.05m x 5.77m) Twin automatic roller doors with power and light, housing electric meters, door leading to:

**Conservatory** 16' 1" x 8' 0" (4.9m x 2.44m) Power and door to side access, water tap.

**EPC Rating:** Band D.







## The Street, RH20

Approximate Area = 1908 sq ft / 177.2 sq m (excludes void)

Limited Use Area(s) = 82 sq ft / 7.6 sq m

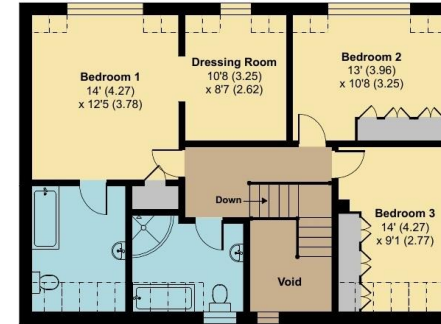
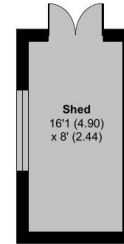
Garage = 522 sq ft / 48.5 sq m

Shed = 129 sq ft / 12 sq m

Total = 2641 sq ft / 245.3 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2023. Produced for Fowlers Estate Agents. REF: 1041538



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