



Westholm | Thakeham Road | Storrington | West Sussex | RH20 3PP





# Westholm

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£725,000

A beautifully presented detached cottage style bungalow conveniently located close to the village centre. Accommodation comprises: dual aspect sitting room with cast iron wood burner, open plan dining room leading to kitchen/day room, walk-through utility room, study, uPVC conservatory, two double bedrooms, master bedroom with re-fitted en-suite, re-fitted family bathroom and separate w.c. Outside there is extensive parking to the front leading to a detached garage. The rear gardens are a feature of the property being west facing and offering a degree of privacy with large raised decked terrace and separate country cottage style vegetable plot and gardens.

- Detached Cottage Style Bungalow
- Close to the Village Centre
- Versatile Accommodation
- Two Double Bedrooms
- Dual Aspect Sitting Room & Wood Burner
- Open Plan Dining Room
- Kitchen/Day Room
- Separate Cloakroom
- uPVC Double Glazed Conservatory
- Utility Room
- Study
- Re-fitted Bathroom
- Re-fitted En-suite Shower Room
- Delightful Private Gardens
- Extensive Driveway Parking
- Detached Garage

**Entrance** Solid oak front door to:

**Entrance Hall** Oak flooring, radiator, concealed spot lighting, shelved linen cupboard housing cylinder and 'Worcester' boiler, built-in cloaks cupboard.

**Dual Aspect Sitting Room** 14' 2" into bay" x 14' 0" (4.32m x 4.27m) Leaded light double glazed windows, feature cast iron wood burning stove with slate hearth and mantel over, built-in book shelving, oak flooring, two radiators.

**Inner Hallway** Access to loft space.

**Cloakroom** Push flow w.c., wall-mounted wash hand basin, radiator.

**Dining Area** 10' 5" x 7' 11" (3.18m x 2.41m) Semi-vaulted ceiling with Velux window, radiator, oak flooring, square archway through to:

**Open Plan Kitchen/Day Room** 26' 7" x 9' 0" (8.1m x 2.74m)

**Kitchen Area** Range of wall and base units, wood block working surfaces with enamel single drainer sink unit, Range cooker, space and plumbing for dishwasher, uPVC leaded light double glazed windows, tiled flooring.

**Conservatory** 15' 7" x 11' 11" (4.75m x 3.63m) Of uPVC construction with tiled flooring, tinted glazed roof, radiator, recessed display shelving, double doors leading to decked area and gardens.

**Utility Room** 7' 11" x 7' 11" (2.41m x 2.41m) Radiator, doors leading to front, side and rear gardens, space and plumbing for washing machine and tumble dryer, built-in storage cupboards, tiled flooring, uPVC double glazed window, door through to:

**Study** 7' 11" x 7' 10" (2.41m x 2.39m) Dual aspect uPVC leaded light double glazed windows, built-in shelving, radiator, oak flooring.

**Bedroom One** 13' 11" x 11' 0" (4.24m x 3.35m) Radiator, leaded light uPVC double glazed windows, door to:

**En-Suite Shower Room** Re-fitted shower room with large walk-in double shower with chrome overhead soaker and separate shower attachment, tiled flooring, wall-mounted wash hand basin with toiletries drawer under, low level push flow w.c., extractor fan, semi-vaulted ceiling with Velux window, concealed spot lighting.

**Bedroom Two** 11' 0" x 10' 5" (3.35m x 3.18m) Radiator, leaded light double glazed windows.

**Family Bathroom** Re-fitted bathroom suite, bath with free-standing chrome taps with separate shower attachment, part tiled walls and flooring, low level flush w.c., wash hand basin with toiletries cupboards under, leaded light double glazed window, heated towel rail.

**Outside**

**Front Garden** Extensive gravelled driveway parking access via double wooden gates with raised shaped lawned areas with mature trees and shrubs, ornamental fish pond and rockery, side access.

**Detached Single Garage** 21' 5" x 8' 11" (6.53m x 2.72m) Automatic roller door with power and light.

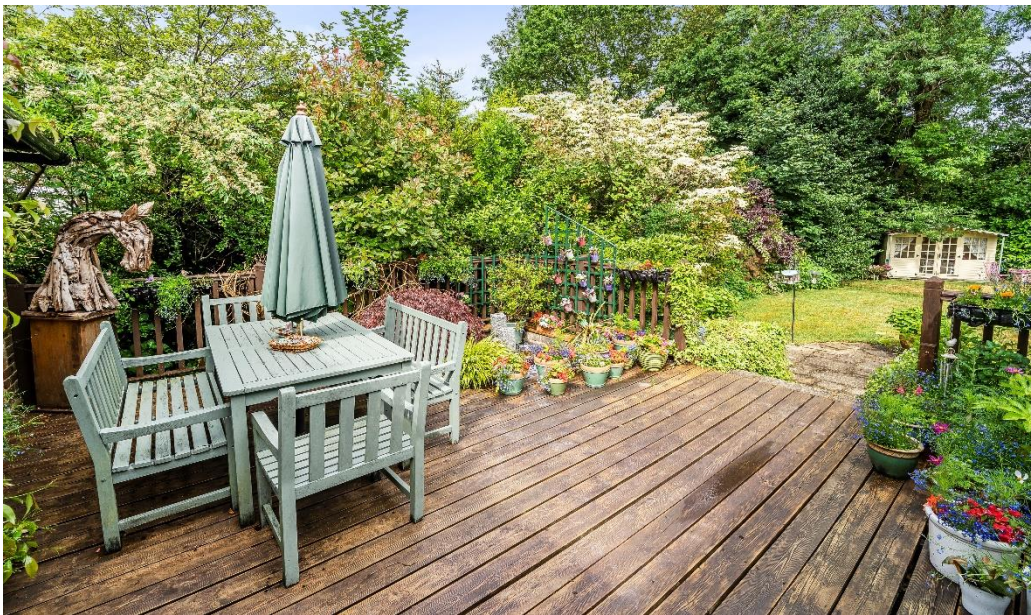
**Rear Garden** Being a feature of the property and being predominantly westerly facing with raised decked terrace and balcony with steps leading down to paved patio area, shaped lawned area, screened by mature trees and shrubs, timber summerhouse measuring 9'6" x 8'1".

**Section of Country Cottage Style Gardens** Separated by trellis and gate with raised vegetable plots and flower beds, timber storage sheds measuring 7'5" x 5'8" and 8' x 6'9", outside water tap.



EPC Rating: Band D.





### Westholm, Thakeham Road, Storrington, Pulborough, RH20

Approximate Area = 1500 sq ft / 139.3 sq m  
 Garage = 191 sq ft / 17.7 sq m  
 Outbuilding = 173 sq ft / 16 sq m  
 Total = 1864 sq ft / 173 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential). © redroom 2023. Produced for Fowlers Estate Agents. REF: 1001999



*"We'll make you feel at home..."*

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