



Merrywood Lodge | Merrywood Lane | Thakeham | RH20 3HD





Merrywood Lodge

Merrywood Lane | Thakeham | West Sussex | RH20 3HD

OFFERS IN EXCESS OF £500,000

A unique opportunity to acquire this newly renovated Lodge House delightfully situated in this semi-rural position, occupying 0.16 of an acre. Internally, the property has been totally refurbished to a high standard with accommodation comprising: oak flooring, superb open plan sitting room/kitchen/day room with integrated appliances and wood block working surfaces with central island and double glazed doors leading to terrace and gardens, en-suite to main bedroom and a family bathroom. The property also has double glazed windows. Outside, off road brick paved parking area, generous gardens and large stone terrace area.

- Detached Edwardian Lodge House
- Refurbished throughout
- Semi-rural Location
- Three Bedrooms
- Oak Style Flooring
- Entrance Hall
- Superb open plan Sitting/Kitchen/Day Room
- Wood block worksurfaces
- En-suite to Main Bedroom
- Spacious Family Shower Room
- Double Glazed Windows throughout
- Occupying approx. 0.16 of an acre
- Generous gardens and large terrace
- Off-road Parking for two vehicles
- Viewing Recommended
- No Forward Chain

Entrance Panelled front door to:

Entrance Hall Oak style flooring, wall-mounted electric radiator, built-in storage cupboard housing pressurised storage cylinder.

Open Plan Kitchen/Dining Room/Day Room 20' 10 maximum" x 19' 11 maximum" (6.35m x 6.07m) Range of built-in wall and base units, integrated fan assisted electric oven and separate grill and microwave, inset 'NEFF' electric hob with extractor over, integrated fridge and freezer, range of wood block working surfaces, central island with inset Butler sink and swan neck mixer tap, wood block working surfaces, integrated dishwasher, pull-out waste bin, under seating, concealed spot lighting, oak style flooring, wall-mounted electric heater, bi-folding doors leading to terrace and overlooking garden.

Main Bedroom 16' 1" x 10' 10" (4.9m x 3.3m) Electric radiator, dual aspect room with double glazed French doors leading to rear garden, door to:

En-Suite Shower Room Large walk-in double shower with fitted independent shower unit with separate shower attachment and overhead soaker, wall-mounted wash hand basin with toiletries drawer under, low level push flow w.c., marble style tiling with toiletries recess and downlighting.

Bedroom Two 11' 10" x 11' 8" (3.61m x 3.56m) Electric radiator, uPVC leaded light double glazed window.

Bedroom Three 11' 4" x 8' 0" (3.45m x 2.44m) Electric radiator, uPVC double glazed window.

Bathroom Inset bath with monobloc chrome taps with recessed toiletries shelving and downlighting, large walk-in double shower with folding glass and chrome screen with separate

attachment and overhead soaker, low level flush w.c., wall-mounted wash hand basin with toiletries drawer under, extractor fan, double glazed window, heated chrome towel rail.

Outside

Front Garden Gravelled area, enclosed by picket fencing and raised flower beds, door to side access area with gravelled area.

Parking Paved driveway parking area for two vehicles with side access gate to:

Rear Garden Large paved stone terraced area, mainly laid to lawn, screened by mature trees and shrubs.

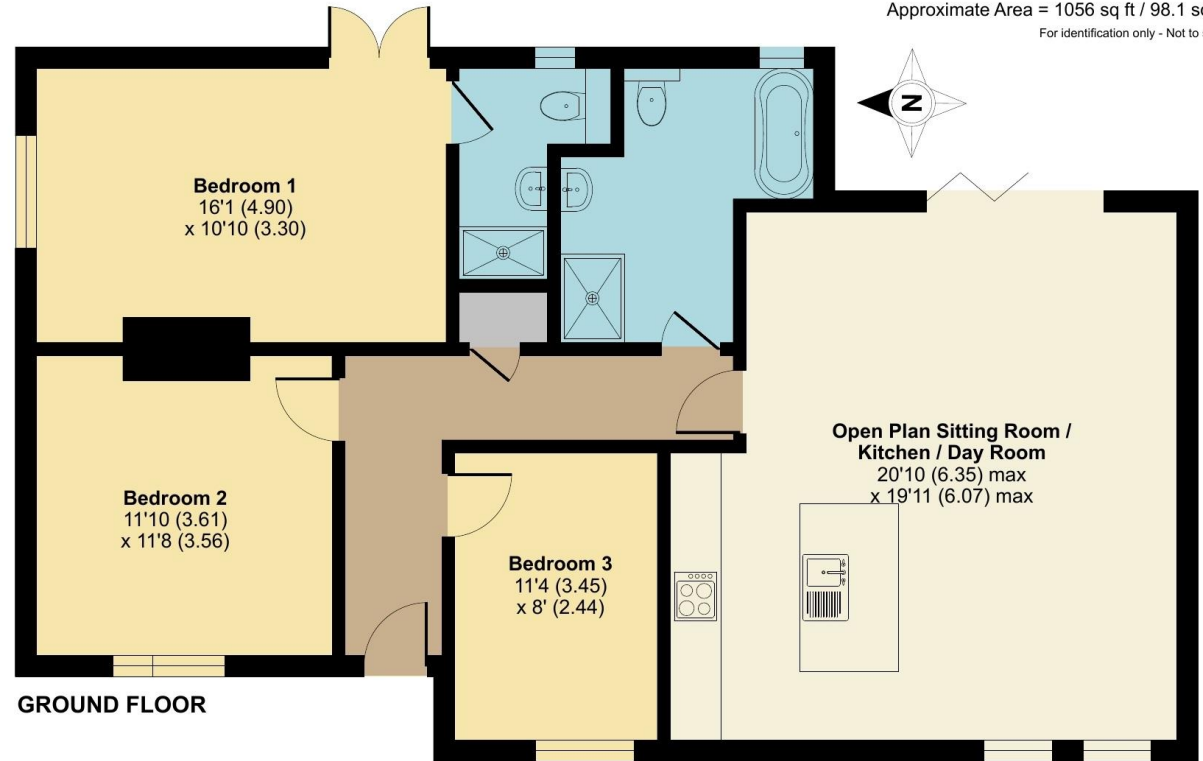
EPC Rating: Band E.





Merrywood Lane, Thakeham, Pulborough, RH20

Approximate Area = 1056 sq ft / 98.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Fowlers Estate Agents. REF: 1179379



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



Managing Director:
Marcel Hoed

Fowlers Greenfield House, The Square, Storrington, West Sussex, RH20 4DJ www.fowlersonline.co.uk storrington@fowlersonline.co.uk 01903 745844

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.