



Little Bracken | Merrywood Lane | Thakeham | West Sussex | RH20 3HD

 **FOWLERS**
ESTATE AGENTS



Little Bracken

Merrywood Lane | Thakeham | West Sussex | RH20 3HD

£1,250,000

A fine example of a 1930's detached home occupying this generous sized plot, set within this highly regarded leafy lane on the fringes of the village. Internally, the property has been subject to extensive renovation by its current owners and is offered for sale in first class order throughout. The accommodation internally offers much versatility comprising triple aspect sitting room with feature wood burner, dining room, study, snug/reception room, superb open plan kitchen/breakfast room/day room with integrated appliances and walk-in utility room, ground floor reception room/bedroom with staircase leading to first floor bedroom with en-suite, two further bedrooms with family bathroom and balcony. Outside, there is driveway parking to the front for several vehicles. The rear garden is a feature being a south/west aspect with a high degree of privacy with large terrace areas, side driveway leading to garage and adjoining car port incorporating a self-contained annexe.

- Substantial 1930's Home
- Highly regarded Leafy Lane
- Occupying a Generous sized Plot
- Versatile Accommodation
- Triple aspect Sitting Room with Wood Burner
- Dining Room
- Superb open plan Kitchen/Breakfast Room/Day Room
- Integrated Appliances
- Snug/Third Reception Room
- Study
- Ground Floor Bedroom/Reception Room
- First Floor Bedroom with En-suite
- Family Bathroom
- Detached Garage and Car Port with Annexe
- Beautiful South Westerly Gardens
- Extensive Driveway Parking





Entrance Oak panelled front door to:

Entrance Hall Bank radiator.

Ground Floor Shower Room Fully enclosed semi-circular shower unit with fitted independent shower attachment and overhead soaker, low level flush w.c., wall-mounted wash hand basin, fully tiled walls, heated chrome towel rail.

Triple Aspect Sitting Room 20' 0" x 19' 3" into bay" (6.1m x 5.87m) Feature Limestone fire surround and wood burner, original exposed beams, semi-circular window bay, two bank radiators, casement door leading to terrace and garden, concealed spot lighting.

Dining Room 15' 2" x 10' 10" (4.62m x 3.3m) Feature stone fireplace, radiator, concealed spot lighting, part glazed doors leading to:

Study 9' 0" x 8' 11" (2.74m x 2.72m) Bank radiator, concealed spot lighting.

Superb Kitchen/Breakfast Room/Day Room 35' 1" x 7' 5" (10.69m x 2.26m)

Kitchen Area Bespoke fitted kitchen with a range of quartz marble style working surfaces with inset Butler sink and groove drainer with swan neck mixer tap, water drinking tap and spray tap, integrated appliances comprising: dishwasher, wine fridge, five ring gas Range cooker with plinth and extractor over, range of eye-level cupboards, pull-out drawer rack and knife drawer, pull-out waste disposal bin, peninsula bar breakfast seating area, built-in pantry, recessed area suitable for housing American style fridge/freezer, built-in wine rack, tiled flooring with underfloor zoned heating.

Walk-In Utility Room Space and plumbing for washing machine, built-in storage cupboards, cupboard housing boiler.

Day Room Area Sky lantern, bi-folding doors leading to terrace and gardens.

Third Reception Room/Snug 16' 3" x 9' 1" (4.95m x 2.77m) Oak style flooring, feature log effect remote control operated gas fire with marble plinth and storage cupboards under, part glazed double doors accessed from day room area leading to:

Inner Hallway

Ground Floor Bedroom/Reception Room 16' 3" x 9' 0" (4.95m x 2.74m) Radiator.

Stairs Leading to:

First Floor Bedroom 24' 2" x 13' 3" (7.37m x 4.04m) Exposed wood flooring, corkscrew stainless steel radiator, dual aspect room, built-in wardrobe cupboards, door leading to:

En-Suite Bathroom Fitted independent shower unit and overhead chrome soaker, pedestal wash hand basin, low level flush w.c., heated chrome towel rail, exposed wood flooring.

Stairs to:

First Floor Landing Oak balustrade and double doors leading to west facing balcony, bank radiator, eaves storage cupboard.

First Floor Bedroom One 16' 1" x 15' 0" (4.9m x 4.57m) Bespoke fitted wardrobe cupboards, two bank radiators.

Bedroom Two 14' 6" x 13' 0" into bay" (4.42m x 3.96m) Triple aspect room, radiator, built-in wardrobe cupboards, Velux window.

Bathroom Underfloor heating, panelled bath with folding shower screen with fitted independent chrome shower unit and central chrome controls for overhead soaker, 'Geberit' flush w.c., wall-mounted wash hand basin with toiletries drawers under, heated chrome towel rail.

Outside

Front Garden Enclosed by ranch style fencing with mature trees and shrubs and wooden five bar gate leading to:

Parking Extensive gravelled parking area for several vehicles and leading to:

Attached Double Car Barn/Attached Garage 17' 3" x 9' 2" (5.26m x 2.79m) Separate door leading to:

Annexe Accommodation:

Annexe Kitchen Sink unit, window, stairs leading to:

Annexe Bedroom 22' 8" x 11' 10" (6.91m x 3.61m) Velux windows, window.

Rear Garden Beautiful landscaped west facing gardens being a feature of the property with paved terrace and patio areas, with large shaped lawned area screened by mature trees and shrubs, compost area, gate giving direct access to woodland area.

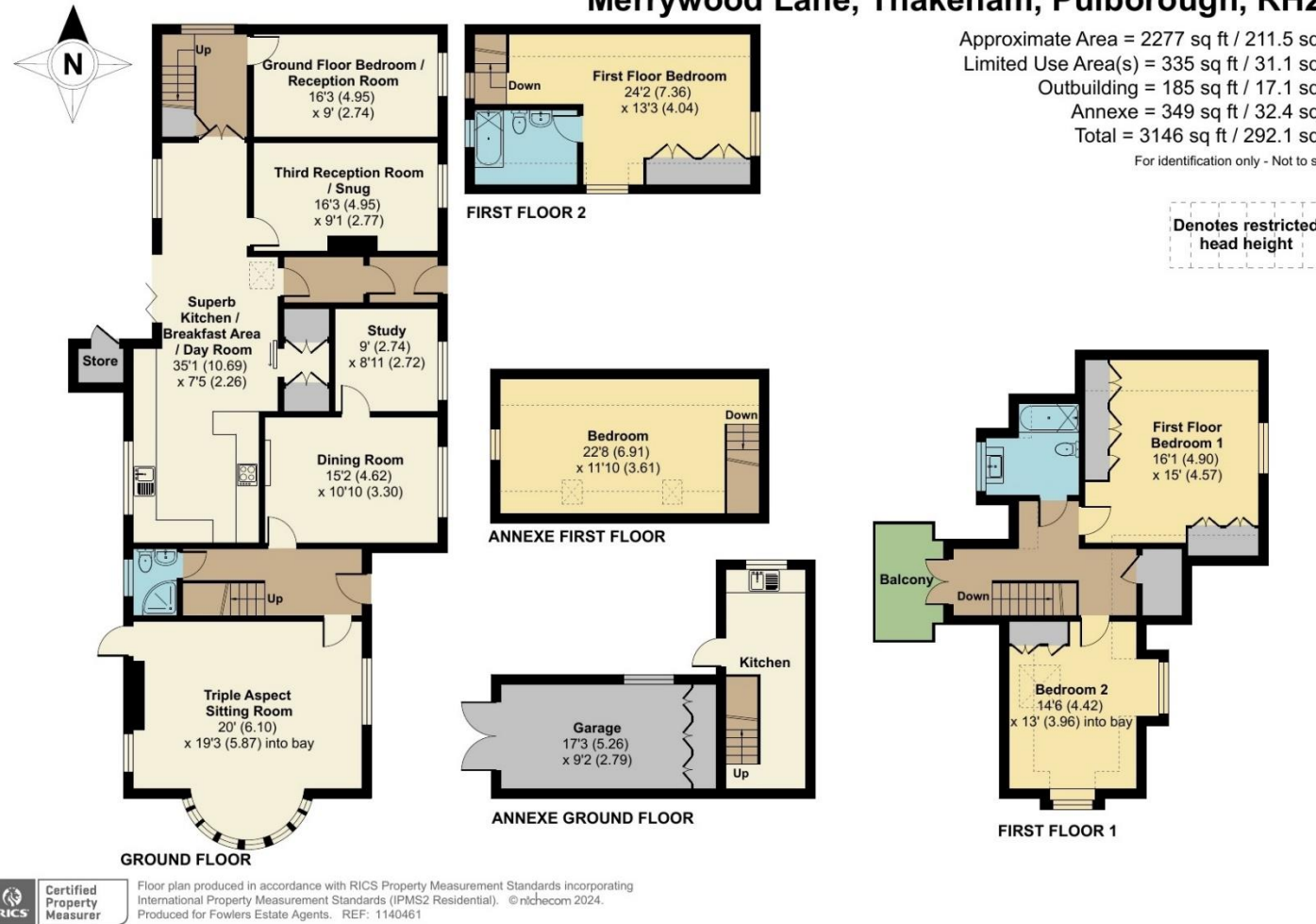
EPC Rating: Band D.



Merrywood Lane, Thakeham, Pulborough, RH20

Approximate Area = 2277 sq ft / 211.5 sq m
 Limited Use Area(s) = 335 sq ft / 31.1 sq m
 Outbuilding = 185 sq ft / 17.1 sq m
 Annexe = 349 sq ft / 32.4 sq m
 Total = 3146 sq ft / 292.1 sq m

For identification only - Not to scale



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



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