



The Rectory | The Street | Thakeham | West Sussex | RH20 3EP

 **FOWLERS**
ESTATE AGENTS



The Rectory

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GUIDE PRICE £1,500,000

A unique opportunity to acquire this former village Rectory occupying this generous sized plot in excess of one and a quarter acres, delightfully situated in Thakeham village adjoining open fields within walking distance of The White Lion Inn. Internally, the property offers substantial accommodation over three floors extending to 2928 sqft, with three ground floor receptions, kitchen with utility and scullery, first floor balcony, family bathroom, second floor bedroom with en-suite. Outside, the property is accessed via two driveways from The Street, with extensive parking and detached garage and studio with further mature gardens adjoining open fields and countryside.

- Former Village Rectory
- Delightful setting adjoining open fields
- Extending to 2928 Sqft
- Five/Six Bedrooms
- Spacious Reception Hall
- Dual Aspect Sitting Room
- Dining Room
- Family Room/Third Reception Room
- Kitchen with Utility and Scullery
- Family Bathroom
- Study/Bedroom 5 with Balcony
- Second Floor Bedroom 6 with En-suite
- Occupying in excess of one and a quarter acres
- Detached Garage and Studio
- Extensive Driveway Parking
- Scope for Modernisation





Entrance Porch Solid oak front door to:

Inner Lobby Part glazed door to:

Reception Hall 16' 6" x 13' 4" (5.03m x 4.06m) Part panelled walls, radiator.

Dual Aspect Sitting Room 17' 5" x 13' 5" (5.31m x 4.09m) Feature open fireplace with brick surround, double glazed circular window bay and radiator.

Dining Room 19' 8 into bay" x 15' 0 maximum" (5.99m x 4.57m) Dual aspect, double glazed windows, radiator, feature open fireplace with carved wooden surround with tiled hearth and inset.

Family Room/Third Reception Room 17' 5 maximum" x 11' 6" (5.31m x 3.51m) Feature open fireplace with tiled inset and wooden surround, double glazed windows, radiator, exposed wooden flooring, double glazed French doors leading to gardens.

Kitchen 14' 11" x 10' 9" (4.55m x 3.28m) Range of wall and base units, stainless steel one and a half bowl single drainer sink unit, range of black granite style working surfaces with drawers and cupboards under, part tiled walls, radiator, space for cooker with extractor over, walk-in shelved larder cupboard, double glazed windows with outlook over gardens, door to walk-in pantry of 8'4 x 7'5, double glazed windows, serving hatch accessing sitting

room.

Utility Room 10' 6" x 10' 1" (3.2m x 3.07m) Butler sink, wall-mounted boiler, working surfaces, door leading to side covered storage area, outside w.c. and storage sheds.

Stairs to:

First Floor Landing 28' 7" x 7' 6" (8.71m x 2.29m) Shelved linen cupboard with pressurised cylinder, radiator.

Bedroom One 16' 0" x 15' 0" (4.88m x 4.57m) Dual aspect double glazed windows, radiator, wall-mounted wash hand basin.

Bedroom Two 15' 3" x 13' 6" (4.65m x 4.11m) Dual aspect, double glazed windows, feature open fireplace, wall-mounted wash hand basin, radiator.

Bedroom Three 11' 10" x 11' 5" (3.61m x 3.48m) Radiator, double glazed windows, pedestal wash hand basin, built-in wardrobe cupboards.

Bedroom Four 15' 1" x 10' 11" (4.6m x 3.33m) Radiator, double glazed windows, wall-mounted wash hand basin, built-in wardrobe cupboards.

Bedroom Five/Study 9' 6" x 9' 4" (2.9m x 2.84m) Built-in shelving, double glazed door leading to covered balcony.

Family Bathroom Panelled bath with inset wash hand basin with

toiletries cupboards under, low level flush w.c., walk-in double shower with overhead soaker.

Stairs to:

Second Floor Landing 15' 0" x 7' 6" (4.57m x 2.29m) Door to:

Walk-In Eaves Storage Cupboard

Bedroom Six 17' 1 maximum" x 16' 11 maximum" (5.21m x 5.16m) Radiator, double glazed windows, eaves storage cupboard, fireplace, door to:

En-Suite Shower Room Fitted independent shower unit, low level flush w.c., pedestal wash hand basin, part tiled walls.

Outside

Driveway Dual access from The Street leading to:

Front Garden Circular driveway with lawned areas, enclosed by mature trees and shrubs, adjoining Parish field.

Detached Garage Up and over door.

Detached Studio 13' 0" x 10' 0" (3.96m x 3.05m) Vaulted ceiling, wall-mounted electric heater.

Rear Garden Being a feature of the property with extensive lawned areas, screened by mature trees and shrubs, timber storage shed of 12' x 10', backing onto open fields with large paved terraced area.

EPC Rating: Band E.

Agents Note: The adjoining glebe (WSX357742) is leased to Thakeham Parish Council, who have a right to pass and repass with or without vehicle over the accessway, to access/egress the glebe during contractual term. There will be a covenant on the sale of The Rectory limiting the use to one dwelling on the site. The diocese of Chichester will retain future rights of access/egress (pedestrian and vehicular) over the access land to the adjoining glebe.





The Street, RH20

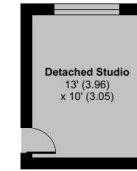
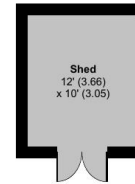
Approximate Area = 2928 sq ft / 272 sq m

Limited Use Area = 16 sq ft / 1.5 sq m

Outbuildings = 250 sq ft / 23.2 sq m

Total = 3194 sq ft / 296.7 sq m

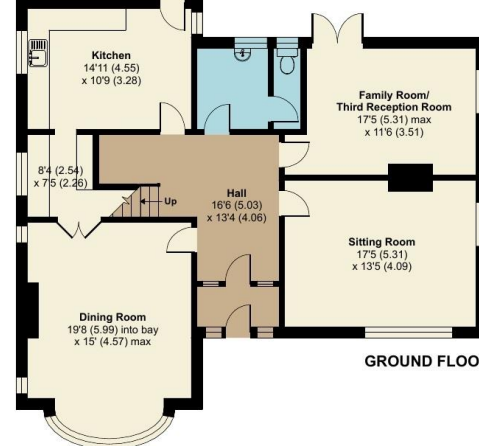
For identification only - Not to scale



Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Fowlers Estate Agents. REF: 1204259



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



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- We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
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Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

- 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.

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