



Hickory | Storrington Road | Thakeham | West Sussex | RH20 3EF





Hickory

Storrington Road | Thakeham | West Sussex | RH20 3EF

OFFERS OVER £585,000

An individual four bedroom family home located on the fringes of Thakeham village. Internally, the property is presented in first class order with accommodation comprising: superb open plan kitchen/breakfast room with integrated appliances, family/day room with feature vaulted ceilings, sitting room with feature Victorian style fireplace, utility room, ground floor cloakroom, galleried landing with study area, en-suite bathroom to main bedroom and a family bathroom. Outside, there is a parking area leading to a detached garage with a private enclosed west aspect gardens and terrace.

- Individual Family Home
- Four Bedrooms
- Superb Open Plan Kitchen/Breakfast Room
- Dining Room
- Open Plan Family/Day Room
- Integrated Appliances
- Sitting Room & Feature Victorian Fireplace
- Utility Room
- Ground Floor Cloakroom
- Galleried Landing/Open Plan Study
- En-suite to Main Bedroom
- Family Shower Room
- Attractive West Aspect Gardens & Terrace
- Detached Garage
- Parking Area
- Viewing Recommended

Entrance Panelled front door to:

Enclosed Entrance Porch Radiator.

Ground Floor Cloakroom Low level flush w.c., wash hand basin with toiletries cupboards under.

Utility Room 9' 6" x 6' 11" (2.9m x 2.11m) Re-fitted wall and base units, quartz working surfaces with inset sink and swan neck mixer tap, space and plumbing for washing machine, radiator, oak style flooring, integrated fridge and freezer, cupboard housing boiler.

Superb Open Plan Kitchen/Breakfast Room 17' 9" x 9' 0" (5.41m x 2.74m) Dual aspect room with double glazed windows, extensive range of re-fitted wall and base units with quartz working surfaces with groove drainer and one and half bowl enamel sink unit with 'Quooker' hot water mixer tap, integrated appliances comprising: fan assisted electric oven and separate grill, five ring electric Induction hob with extractor over, part tiled walls, integrated dishwasher and microwave, pull-out spice rack, further racks, carousel unit, breakfast island with quartz working surface with overhanging lights, oak flooring, archway through to:

Dining Room 12' 11" x 10' 4" (3.94m x 3.15m) Radiator, oak flooring, step down with archway to:

Family Room/Day Room Vaulted ceiling with Velux windows and exposed wooden beams, vertical radiators, uPVC double glazed windows, double glazed French doors leading to rear garden.

Sitting Room 18' 1" x 12' 2" (5.51m x 3.71m) Feature Victorian style fireplace with tiled inset, stone hearth and marble mantel over, radiator, bi-folding part glazed doors accessing family room/day room.

Stairs to:

First Floor Galleried Landing Split-level open plan study area measuring 13'2 x 6'2, dual aspect and double glazed windows, built-in shelving, access to loft space.

Bedroom One 12' 3 maximum" x 11' 2 to bay" (3.73m x 3.4m) Radiator, double glazed windows, large walk-in wardrobe with radiator.

En-Suite Folding screen with fitted 'Mira' independent shower unit, fully tiled walls, built-in toiletries cupboards, inset wash hand basin, concealed spot lighting, Velux window.

Bedroom Two 10' 2" x 9' 9" (3.1m x 2.97m) Radiator, double glazed windows, built-in wardrobe cupboard.

Bedroom Three 9' 9" x 7' 9" (2.97m x 2.36m) Radiator, double glazed windows, Velux window.

Bedroom Four 9' 9" x 7' 3" (2.97m x 2.21m) Dual aspect double glazed windows, built-in wardrobe cupboards.

Family Shower Room Large built-in shower with folding glass and chrome screen with fitted independent shower unit and overhead Velux window, inset wash hand basin with toiletries cupboard under, low level flush w.c., tiled flooring.

Outside

Parking Allocated tarmac parking to the front, leading to:

Detached Garage 18' 1" x 8' 7" (5.51m x 2.62m) Up and over door.

Front Garden Mainly laid to lawn, side access, enclosed by high brick walling, timber garden shed.

West Aspect Rear Garden Paved terraced area, shaped lawned area, screened by hedging and fence panelling, circular patio, side access.

EPC Rating: Band C.





Storrington Road, Thakeham, Pulborough, RH20

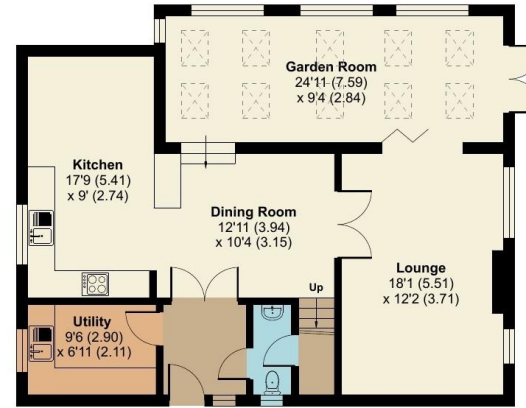
Approximate Area = 1666 sq ft / 154.7 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

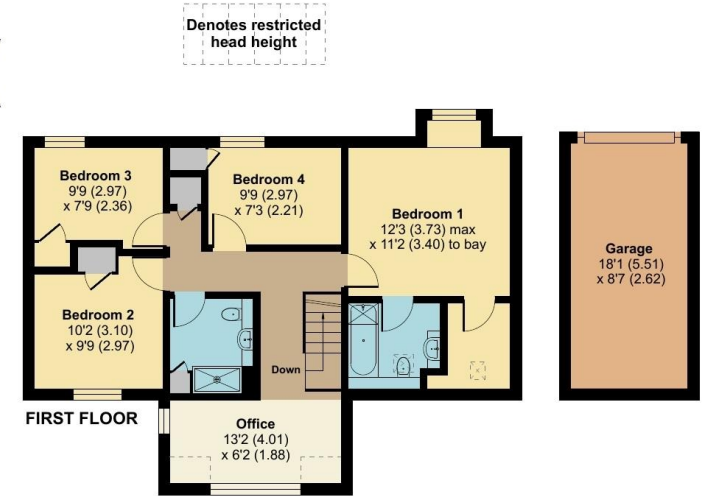
Garage = 157 sq ft / 14.5 sq m

Total = 1835 sq ft / 170.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Fowlers Estate Agents. REF: 1120685



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



Managing Director:
Marcel Hoad

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

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.

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.