



Loxwood | St. Mary's Close | Thakeham | West Sussex | RH20 3GP

 **FOWLERS**
ESTATE AGENTS



Loxwood

St. Mary's Close | Thakeham | West Sussex | RH20 3GP

£625,000

A superbly presented three bedroom detached home located within this exclusive cul-de-sac with 3/4 of a mile of Storrington village. Constructed to a high specification by Croudace Homes in 2014 with accommodation comprising: dual aspect sitting room, dining room, open plan kitchen/breakfast room with integrated appliances, ground floor cloakroom, en-suite to main bedroom and a family bathroom. Outside, there is off-road parking leading to a detached garage, with the rear garden being landscaped with a terrace offering a good degree of privacy.

- Detached Home
- Three Bedrooms
- Highly sought after cul-de-sac
- ¾ of a mile from the village
- Ground Floor Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Open plan Kitchen/Breakfast Room
- Integrated Appliances
- En-suite to Main Bedroom
- Family Bathroom
- uPVC Double Glazed Windows
- Attractive Landscaped Garden and Terrace
- Detached Garage
- Off-road Parking
- Viewing Recommended

Entrance Part double glazed front door to:

Entrance Hall Radiator, oak style flooring, understairs storage cupboard.

Ground Floor Cloakroom Low level flush w.c., wall-mounted wash hand basin with toiletries cupboard under, radiator.

Dual Aspect Sitting Room 16' 5" x 11' 8" (5m x 3.56m) Double glazed windows, radiator, feature stone fireplace, double glazed French doors leading to terrace and garden.

Dining Room 12' 8" x 8' 11" (3.86m x 2.72m) Dual aspect double glazed windows, radiator.

Kitchen/Breakfast Room 14' 8" x 14' 7" (4.47m x 4.44m) Range of wall and base units, extensive range of working surfaces with integrated appliances comprising: fan assisted electric oven and separate grill, fridge/freezer, dishwasher, washing machine, inset one and a half bowl single drainer sink unit, inset four ring gas hob with extractor over, tiled flooring, semi-vaulted ceiling with Velux windows, double glazed French

doors leading to terrace and garden.

Stairs To:

First Floor Landing Radiator, walk-in shelved linen cupboard with Megaflow system.

Main Bedroom 16' 5" x 11' 10" (5m x 3.61m) Range of built-in wardrobe cupboards and bedroom furniture, mirrored sliding wardrobe cupboards, dual aspect double glazed windows, radiator, door to:

En-Suite Shower Room Walk-in double shower with fitted independent shower unit, low level flush w.c., wall-mounted wash hand basin with toiletries cupboards under.

Bedroom Two 13' 2" x 11' 11" (4.01m x 3.63m) Radiator, double glazed windows, shelved storage cupboard.

Bedroom Three 9' 11" x 8' 9" (3.02m x 2.67m) Radiator, double glazed windows.

Family Bathroom Inset bath with fitted independent shower unit, low level flush w.c., inset wash hand basin with toiletries cupboards under, tiled

flooring, radiator, double glazed windows, extractor fan.

Outside

Front Garden Driveway parking leading to:

Detached Garage 19' 6" x 9' 11" (5.94m x 3.02m) Automatic up and over door, power and light.

Rear Garden Shaped lawned areas with flower and shrub borders, Rose garden, timber summerhouse, screened by fence panelling offering a high degree of privacy, terraced area.

EPC Rating: Band C.





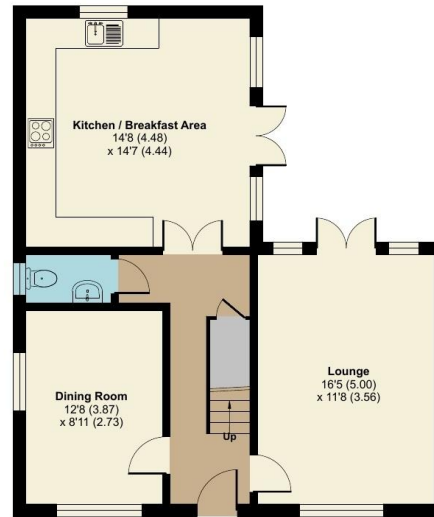
Loxwood, St. Marys Close, Thakeham, Pulborough, RH20

Approximate Area = 1260 sq ft / 117 sq m

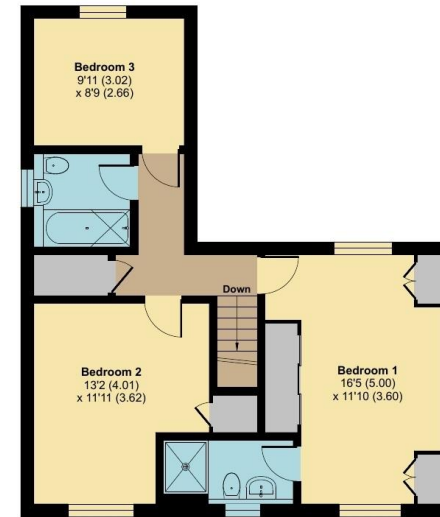
Garage = 193 sq ft / 17.9 sq m

Total = 1453 sq ft / 134.9 sq m

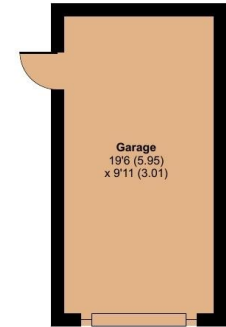
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GROUND FLOOR



FIRST FLOOR



Garage
19'6 (5.95)
x 9'11 (3.01)

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Fowlers Estate Agents. REF: 1238556



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



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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.

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