



Price Range £375,000 - £385,000  
Furze Common Road, Thakeham

**kw** **MARTIN**  
**LUNDY-LESTER**



## Furze Common Road, Thakeham, RH20 3EG

With three double bedrooms, this bright and airy family home sits at the head of a cul-de-sac in the friendly, welcoming village of Thakeham. The living room features a woodburner and the large kitchen has a breakfast bar with space for the whole family to sit together.

The current owners have updated the bathroom, replaced most of the windows, the front door and created offroad parking for two cars, albeit you'd need to apply for permission to drop the kerb in order to use it as a driveway. A garage will be found in a nearby block. The rear garden is over 130ft long, with two patio seating areas, a timber shed, log store and greenhouse. Children will love playing on the large lawn whilst adults relax or socialise with friends. A chunky timber gate at the end of the garden opens onto High Bar Lane, making this perfect for heading out on long walks with the dog or popping to one of two playparks close by.

The village shop and cafe is only a short stroll away at Abingworth Meadows, next to the recreation ground and football field, village cricket pitch and the very active Village Hall. Thakeham Primary School is about a mile away, with older kids catching a school bus to The Weald or Steyning Grammar.





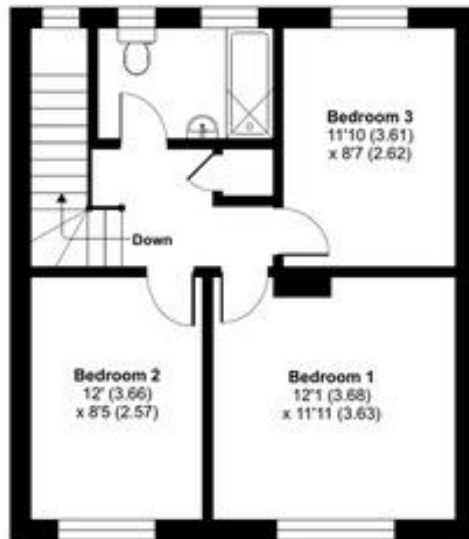




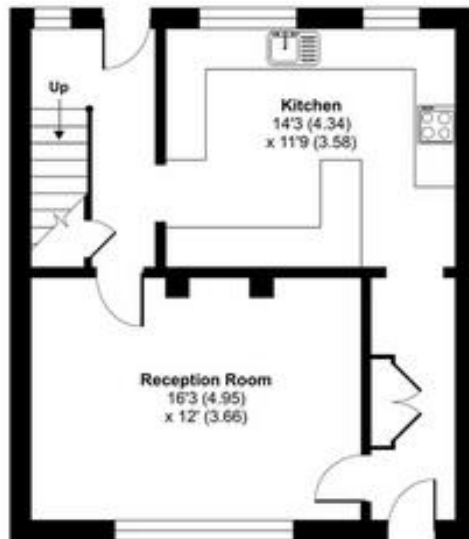
## Furze Common Road, RH20

Approximate Area = 1022 sq ft / 94.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2025. Produced for Lundy-Lester Ltd. REF: 1304832



## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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