









Offers over £1,100,000 Freehold

A beautifully presented detached home overlooking the Cricket green and with access to numerous walks and countryside



- ▶ **Sitting room with gas fire**
- ▶ **Stunning kitchen / family room**
- ▶ **Utility room with access to garage, ground floor cloakroom and study**
- ▶ **Principal bedroom suite to second floor with luxurious en-suite**
- ▶ **Four additional double bedrooms**
- ▶ **Family bathroom and en-suite to bedroom two**
- ▶ **Double garage and driveway parking**
- ▶ **Overlooking cricket pitch to the front**
- ▶ **South facing landscaped garden**

Located within a peaceful enclave and showcasing a picture-perfect blend of comfort and style, this exquisite 5-bedroom detached house is a true masterpiece of modern living. With an enviable location that overlooks the serene Cricket green and offers access to a plethora of scenic walks and countryside vistas, this property presents a unique opportunity to embrace a harmonious lifestyle.

Upon entering this meticulously maintained residence, one is greeted by a sense of space and sophistication that permeates throughout. The ground floor boasts a welcoming sitting room adorned with a charming gas fire, offering a cosy retreat for relaxation and entertainment. The heart of the home is undoubtedly the stunning kitchen/family room, a space that seamlessly combines function and elegance, ideal for culinary enthusiasts and social gatherings alike.

Completing the ground floor is a practical utility room with convenient access to the garage, a ground floor cloakroom, and a private study that lends itself to remote work or study. Ascending to the first floor, one discovers four generously proportioned double bedrooms, with a family bathroom and an en-suite to bedroom two providing luxury and convenience in equal measure.

The pinnacle of this remarkable property awaits on the second floor, where the principal bedroom suite commands attention with its expansive layout and a luxurious en-suite bathroom that exudes opulence and tranquillity.



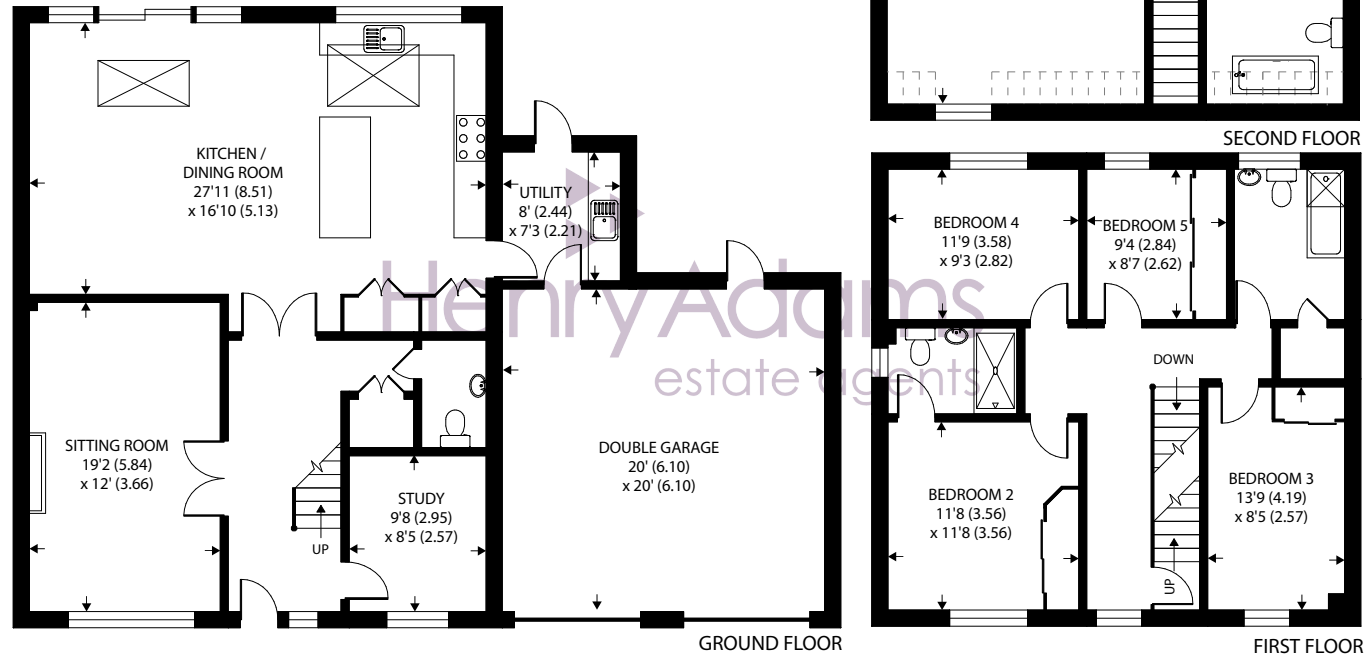
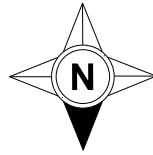








Denotes restricted head height



Approximate Area = 2431 sq ft / 225.8 sq m

Limited Use Area(s) = 94 sq ft / 8.7 sq m

Garage = 400 sq ft / 37.1 sq m

Total = 2925 sq ft / 271.7 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



Furthermore, the residence features a double garage and driveway parking, ensuring ample space for vehicles and storage solutions.

Boasting a south-facing landscaped garden, this home offers a serene outdoor sanctuary, perfect for al-fresco dining, relaxation, and leisure activities. Built in 2018 by Oakford Homes and with the remainder of the NHBC, this property embodies quality craftsmanship and attention to detail.

With no forward chain, prospective buyers can look forward to a seamless transaction, while enjoying the convenience of being situated in close proximity to the village shop, cafe, village hall, and vets. In summary, this property represents a rare opportunity to procure a residence of distinction in an idyllic setting that seamlessly blends comfort, convenience, and elegance.

### Location

Thakeham is a quintessential English village with pretty period cottages and homes together with a pub and church. The development of Abingworth Meadows has a village store and Cafe provide a hub for the village near the Cricket pitch and a village hall along with a vets. The larger village of Storrington situated at the foot of the South Downs and giving access to the South Downs National Park is just over two miles away and provides a good range of local shops and amenities including a Waitrose Store, library, health centre, dentists together with a wide variety of sports and social clubs. The nearest train station is at Billingshurst approximately 5 miles to the north with services to London Victoria and the coast. The larger centres of Horsham and Worthing are approximately 13 and 12 miles respectively. On the doorstep of Thakeham are a number of lovely walks to enjoy with your four legged friends.





