



Church House Crays Lane, Thakeham - RH20 3ER

Guide Price £1,150,000

Church House, Crays Lane, Thakeham

- Detached Grade II listed cottage once believed to be three cottages in the heart of the village dating back to the 17th Century
- Ground floor including a snug, sitting room with woodburner, dining room, study, bathroom and utility room
- Kitchen with Rayburn, conventional oven, space for fridge / freezer and breakfast table
- Three double bedrooms and a single bedroom to first floor and dressing room
- Ground floor bathroom and first floor bathroom
- Large garage with workshop area and store, additional garden store and summer house
- Property being offered with the advantage of no forward chain

A Charming Grade II Listed Village Home

Church House is a delightful Grade II listed detached cottage, believed to date from the 16th Century, formerly thought to have been three individual cottages. Steeped in history, the property combines period character with versatile accommodation, enjoying a prominent position in the heart of Thakeham village, one of West Sussex's most picturesque and sought-after locations.

The house offers an abundance of original features, including exposed beams and a welcoming inglenook fireplace with woodburning stove, whilst also providing the practicality of modern family living.

The front door opens into the entrance hall which leads to the snug, a cosy space ideal for reading or relaxation. The accommodation continues into a generous sitting room, with feature fireplace and wood-burning stove, perfect for winter evenings.

A more formal dining room provides an excellent setting for entertaining, while a study offers space for home working or could be adapted as a playroom.

The kitchen is full of country character, equipped with an Rayburn, conventional oven, space for a fridge/freezer, and ample room for a breakfast table, making it the heart of the home. There is a utility room, adding further convenience. A bathroom completes the ground floor accommodation.

There are two staircases leading to the first floor from the snug or the study, where three double bedrooms and a further single bedroom can be found. A dressing room adjoins the principal bedroom, providing additional storage or a potential nursery space and a family bathroom serves the upstairs rooms.

Outside

The property benefits from a large garage with workshop area and store to the front, providing excellent storage and scope for hobby use. There is also an additional garden store and a summer house, ideal for enjoying the garden throughout the year. The tranquil garden is laid out to offer both practicality and enjoyment, with a patio terrace for outdoor dining and a well stocked garden with a variety of plants and shrubs.

Church House represents a rare opportunity to acquire a truly unique period home with rich history and generous accommodation. Blending character and practicality, it is ideally suited to families or buyers seeking a village home with heritage and charm.

Location

Thakeham is a historic and sought-after village in West Sussex, known for its charming lanes, traditional architecture, and strong sense of community. The nearby 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 property lies within easy reach of local amenities, schools, and countryside walks. Nearby Storrington and Pulborough provide a wider range of shops and services, along with mainline rail links to London. 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. The surrounding area is particularly attractive to those who enjoy walking, cycling, and exploring the South Downs National Park, which is just a short distance away.

Council Tax band: G

Tenure: Freehold

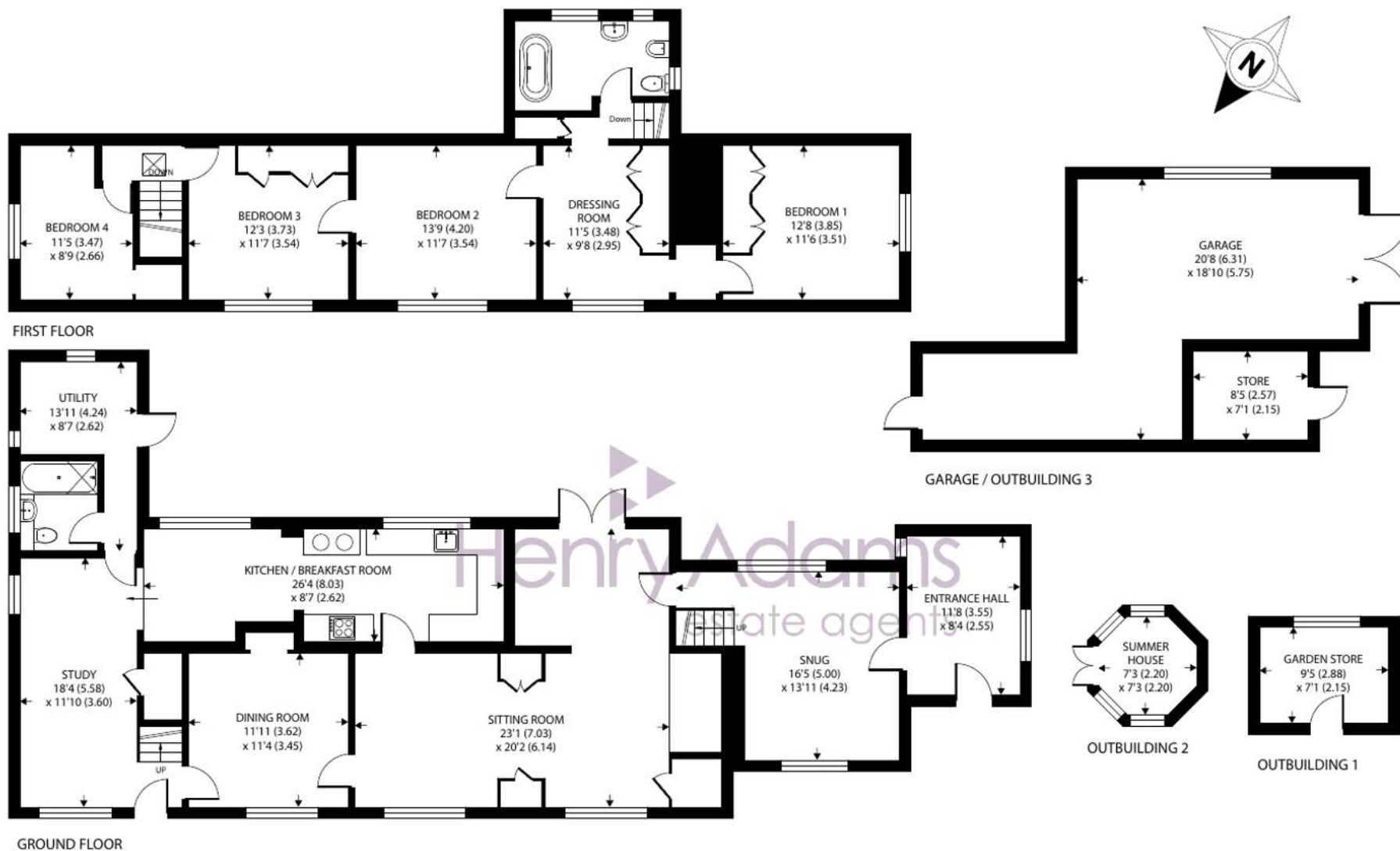












Approximate Area = 2266 sq ft / 210.5 sq m (includes garage)

Garage = 374 sq ft / 34.7 sq m

Outbuildings = 165 sq ft / 15.3 sq m

Total = 2805 sq ft / 260.5 sq m

For identification only - Not to scale







Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535 • storrington@henryadams.co.uk • www.henryadams.co.uk/

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