



Thatched Corner, Ham Manor Way, Ham Manor, Angmering, West Sussex

Asking Price £995,000 | Freehold | Council Tax Band G | EPC Energy Efficiency Rating C

Set within the prestigious Ham Manor Private Estate, renowned for its picturesque parkland golf course and exceptional natural beauty, this outstanding detached residence presents an enviable lifestyle opportunity. Occupying an imposing and wonderfully generous plot, the property enjoys complete seclusion on all sides, offering a rare sense of privacy within such a highly sought-after setting. The approach and positioning of the home immediately convey its exclusivity, perfectly complementing the tranquil surroundings.

At the heart of the home lies a superbly appointed kitchen, thoughtfully designed to combine style and functionality. Fitted with an extensive range of integrated appliances, the space is centred around a striking island with an adjoining dining area, while bi-folding doors open seamlessly onto the garden - creating an ideal environment for entertaining and modern family living. A separate utility room provides additional practicality, while an entrance porch/boot room with WC offers everyday convenience, alongside integral access to substantial garaging and a workshop. An impressive, multi-aspect living room completes the ground floor, featuring a central fireplace and an abundance of natural light.

Upstairs, the property continues to impress with three exceptional double bedrooms, each benefitting from its own ensuite facilities. The principal suite enjoys dual aspects overlooking the gardens and is complemented by a stylishly refitted shower room.



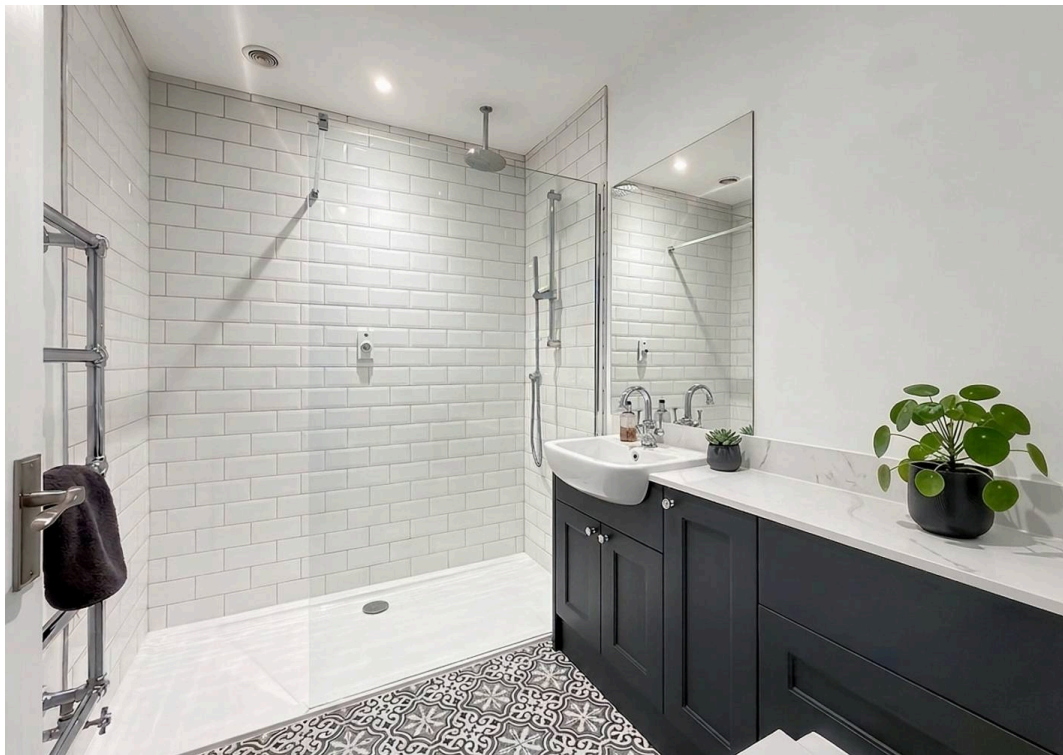
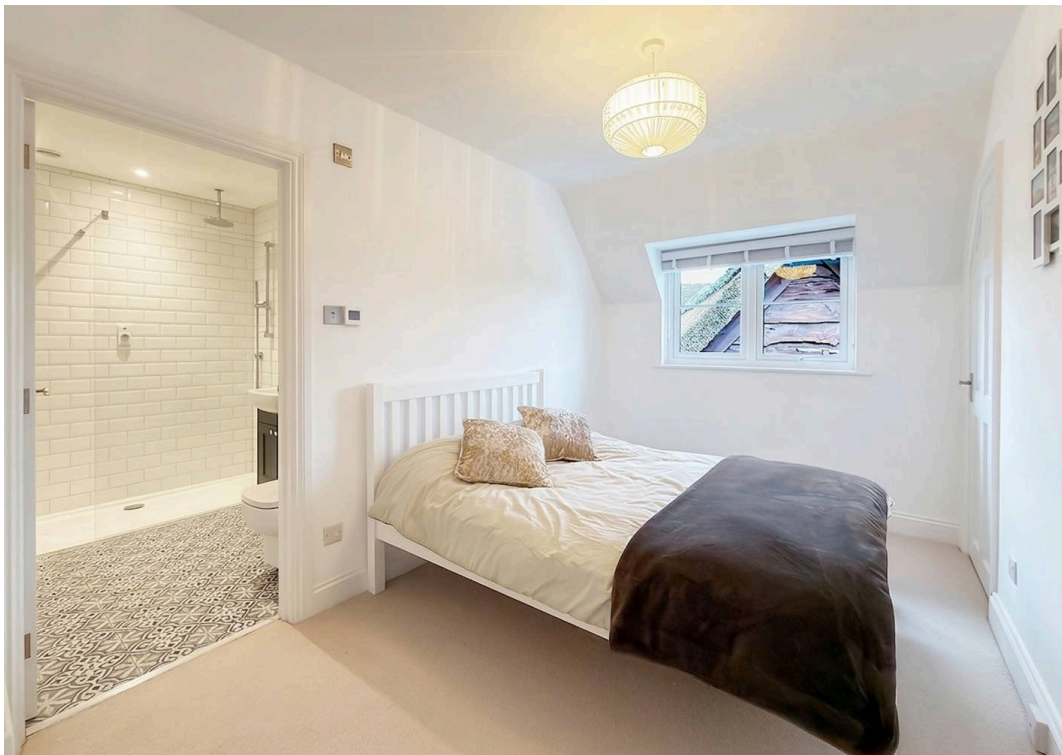


The second bedroom features a cleverly concealed 'hidden' ensuite bathroom, adding a unique design element, while the third bedroom also boasts a refitted ensuite shower room. Altogether, this remarkable home blends refined accommodation with a highly desirable setting, creating a truly distinguished residence.

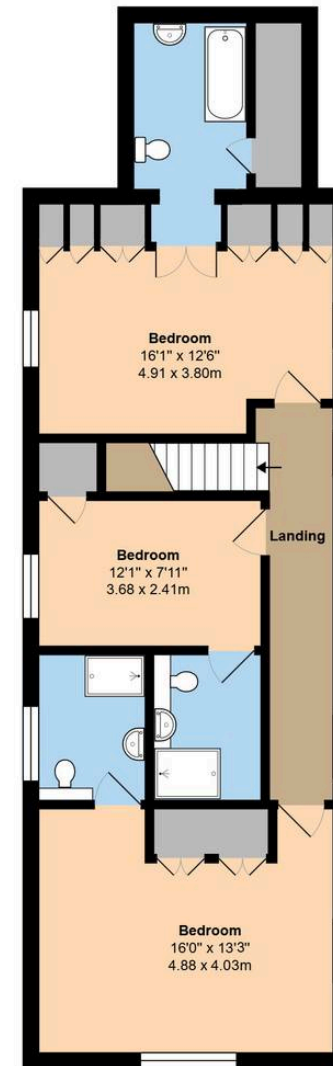
- Set within the prestigious Ham Manor Private Estate, renowned for its parkland golf course and exceptional surroundings
- Imposing detached residence occupying a wonderfully generous and completely secluded plot
- Stunning fitted kitchen with integrated appliances, central island and dining area with bi-fold doors to the garden
- Separate utility room plus entrance porch/boot room with WC
- Integral access to substantial garaging and workshop
- Impressive multi-aspect living room with feature central fireplace
- Three excellent double bedrooms, all with ensuite facilities
- Principal suite with dual aspect and refitted shower room; additional bedrooms with stylish and unique ensuite designs











Total Approx. Floor Area 2599 ft² ... 241.5 m² (Includes Garages & Workshop)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
 Prepared by 1st Image 2026

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