



Little Snaps | Storrington Road | Thakeham | West Sussex | RH20 3ED

 **FOWLERS**
ESTATE AGENTS



Little Snapes

Storrington Road | Thakeham | West Sussex | RH20 3ED

£695,000

An attractive three bedroom detached cottage located on the fringes of Storrington village set back from the Storrington Road. Internal accommodation extends to 2522sqft comprising: reception hall, dual aspect sitting room, dining room, conservatory, kitchen/breakfast room with integrated appliances, main bedroom with en-suite and roof terrace and family bathroom. Outside, there is attractive cottage garden to the front of the property and a substantial triple garage and extensive parking area.

- Substantial Detached Cottage
- Three Double Bedrooms
- Accommodation extending to 2522sqft
- Reception Hall
- Dual Aspect Sitting Room
- Conservatory
- Dining Room
- Kitchen/Breakfast Room
- Integrated Appliances
- Main Bedroom with En-suite
- Roof Terrace
- Family Bathroom
- Attractive Cottage Garden to the front
- Detached Triple Garage
- Extensive Parking Area
- No Forward Chain

Entrance Oak panelled front door to:

Entrance Vestibule/Study 10' 2" x 6' 7" (3.1m x 2.01m) Radiator, double glazed windows, part glazed door leading to dining room.

Sitting Room 25' 11" x 17' 1" (7.9m x 5.21m) Dual aspect double glazed windows with feature brick fireplace with inset coal effect fitted gas fire with oak mantel over, feature exposed ceiling beams, three radiators, recessed shelved display alcove, uPVC double glazed patio doors leading to:

Conservatory 13' 0" x 7' 9" (3.96m x 2.36m) Glass construction, sliding glass panels and roller sun blind with decked flooring area, sliding doors leading to raised terraced area, heater.

Dining Room 10' 8" x 7' 1" (3.25m x 2.16m) Original parquet flooring, banked radiator, understairs storage/larder cupboard, part panelled walls.

Downstairs Cloakroom

Kitchen/Breakfast Room 17' 2" x 10' 6" (5.23m x 3.2m) Comprising: stainless steel one and a half bowl single drainer sink unit with swan neck mixer tap, double oven Rayburn cooker with twin plate and warming drawer, inset 'Bosch' four ring electric hob with extractor over, space and plumbing for dishwasher, integrated stainless steel fan assisted oven and grill with integrated microwave, pull-out drawer rack, peninsula breakfast bar, Karndean flooring, dual aspect uPVC double glazed windows, radiator, concealed spot lighting, uPVC double glazed doors leading to rear garden.

Stairs to:

First Floor Landing Attractive oak balustrade, two Velux windows, radiator, shelved linen cupboard, sliding built-in storage cupboards.

Bedroom One 18' 6" x 11' 2" (5.64m x 3.4m) Radiator, uPVC double glazed windows, range of built-in wardrobe cupboards, double glazed door leading to balcony, door leading to:

En-Suite Shower Room Fully enclosed shower cubicle with fitted independent shower unit, part tiled, pedestal wash hand basin, low level flush w.c., concealed spot lighting, heated chrome towel rail.

Bedroom Two 17' 3" x 15' 0" (5.26m x 4.57m) Dual aspect uPVC double glazed windows, built-in wardrobe cupboards, two radiators, inset 'Rocher' wash hand basin with monobloc tap.

Bedroom Three 11' 0" x 10' 8" (3.35m x 3.25m) Sliding built-in wardrobe cupboards, pedestal wash hand basin, pedestal wash hand basin, banked radiator, double glazed window.

Family Bathroom Panelled bath with folding chrome and glass screen with fitted independent shower unit, low level push flow w.c., inset wash hand basin with toiletries cupboards under, heated chrome towel rail, part tiled walls, concealed spot lighting, uPVC double glazed windows.

Outside

Cottage Garden Being a feature of the property and located at the front of the property with generous formal lawned gardens, screened by hedging and attractive Sussex flint stone walling, raised flower and shrub borders, steps leading up to raised terraced area, doors accessing triple garage.

Parking At the front of the property there is a tarmac parking area for several vehicles, enclosed by hedging, leading to:

Detached Triple Garage Outside lighting, arranged in two sections comprising:

Double Garage Section 19' 1" x 16' 11" (5.82m x 5.16m) Automatic remote control up and over roller doors, power and lighting.

Single Garage Section 17' 1" x 9' 8" (5.21m x 2.95m) Currently arranged as a workshop area. Automatic up and over roller door, power and light.

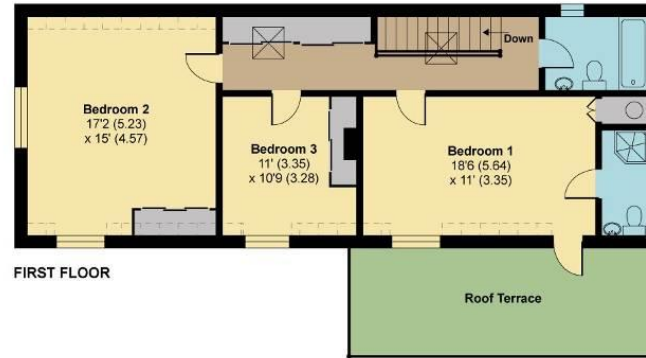
EPC Rating: Band D.



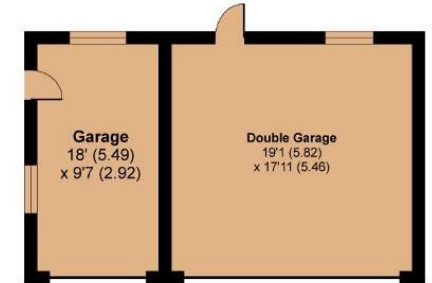


Storrington Road, Thakeham, Pulborough, RH20

APPROX. GROSS INTERNAL FLOOR AREA 2522 SQ FT 234.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & INCLUDES GARAGE)



Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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



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