

ROSS MARGETTS

OFFERS OVER £850,000 · CHAIN FREE

SPACE TO GROW INTO, NOT OUT OF

ABINGWORTH CRESCENT

ABINGWORTH MEADOWS · THAKEHAM · WEST SUSSEX · RH20

Abingworth Crescent

ABINGWORTH MEADOWS · THAKEHAM · RH20

OFFERS OVER · CHAIN FREE

£850,000

5	3	3	2,056	B
BEDROOMS	BATHROOMS	RECEPTIONS	SQ. FT	EPC

This is a home for people who want space to grow into, not out of.

Abingworth Meadows has always appealed to people looking for a quieter pace without feeling cut off. Footpaths lead out into the countryside, daily life is easy to manage, and the neighbourhood feels established in a way newer places rarely do. It is somewhere families tend to stay.

The house follows the same thinking. Around 2,056 sq ft over two floors, five bedrooms, two of them with their own en-suite, three ways to spend an evening downstairs and a double garage on the drive. It comes to the market chain free.



THE COVERED ENTRANCE



— CHAPTER II · WHERE LIFE GATHERS

One room, the whole *family*

The kitchen, dining and family room runs 28'0 x 15'4 across the back of the house, and it is designed to be used every day. The kitchen sits comfortably within it, anchored by a central island that draws people together without taking over.

There is room to cook, eat and relax while staying part of the same conversation. Wide glazing brings the garden into view, and light moves through the room as the day goes on.



THE KITCHEN



THE FAMILY AREA

When the house needs to *slow* down

At the front, the bay-fronted sitting room measures 12'2 x 18'4. It is filled with natural light and set apart from the main hub, so there is always somewhere quieter to go. Alongside it, a separate study or playroom of 8'6 x 9'8 lets work, homework or play happen without spilling into shared space.

It all begins in a wide, welcoming entrance hall of 11'3 x 15'8, with storage built in and a ground floor WC set neatly away from the living areas. Calm, practical and easy to move through.



THE BAY WINDOW



SITTING ROOM



ENTRANCE HALL

Two suites, and room for everyone

5

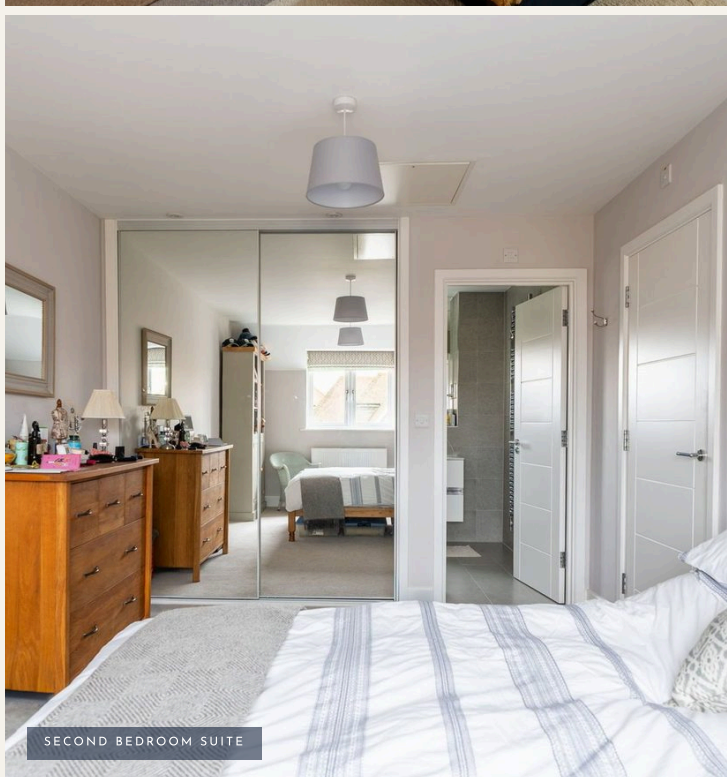
BEDROOMS

2

EN-SUITES · PLUS FAMILY BATHROOM

The principal bedroom of 12'8 x 13'5 sits away from the busier parts of the house, with fitted wardrobes and a private en-suite finished in a simple, timeless style.

A second bedroom of 10'7 x 15'6 also has its own en-suite, which changes how the house works for older children, guests or extended family. Three further bedrooms share a family bathroom with the same understated finish.





ISLAND, WITH THE UTILITY BEYOND

The room that keeps the kitchen *clear*

Just off the kitchen, a generous utility room of 10'6 x 8'10 does the heavy lifting. There is space for appliances and storage, with direct access to the rear garden and the double garage, so muddy boots, laundry and the weekly shop never have to cross the main living space.

It is the kind of detail that only shows its worth on a busy Monday morning, and the reason the kitchen stays calm even when the house is full.

UTILITY 10'6 x 8'10	ACCESS Garden & Garage
GARAGING Double Garage	ENERGY RATING EPC B (86)

Flat, private and made for *everyday*

Doors open straight from the family room onto a flat, private rear garden, laid mainly to lawn with a terrace across the back of the house. In warmer months it becomes part of the house, and children have room to play within sight of the kitchen.

To the front, the driveway and double garage sit comfortably within the plot, adding to the sense of space without excess.



THE REAR GARDEN



THE PLOT FROM ABOVE

A village with a *heart*

Thakeham is a Sussex village of period cottages, characterful homes and a strong sense of community. The White Lion Inn and the historic church are both reached on foot along the footpaths from the development.

Abingworth Meadows has become a friendly, established neighbourhood, with Fern Café and Store beside the cricket pitch and village hall, the natural meeting point for residents.

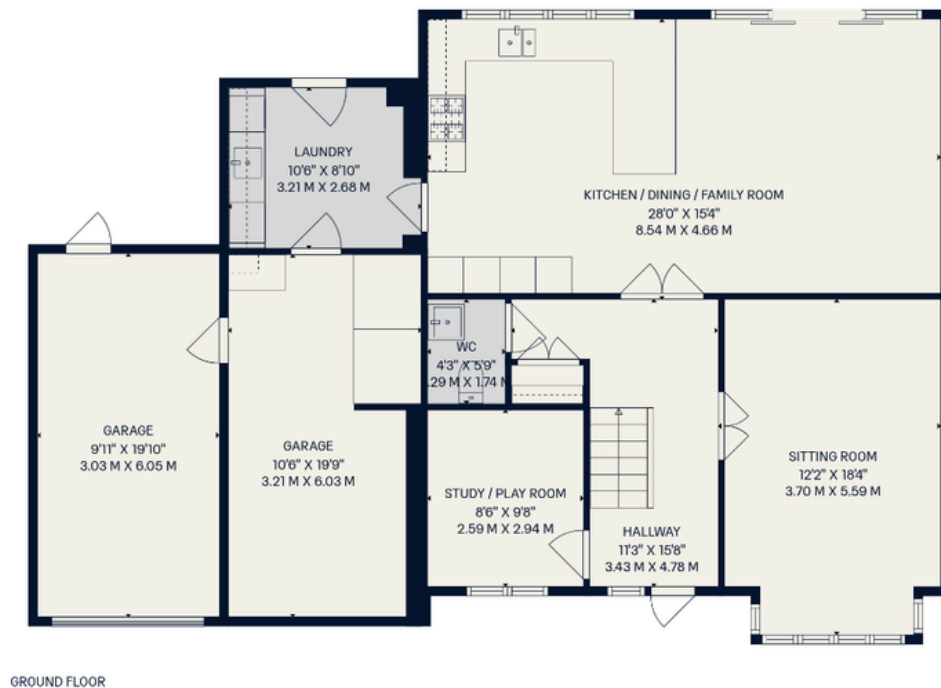
Storrington, on the edge of the South Downs National Park, adds a Waitrose, library, health centre and dentists. Billingshurst station runs to London Victoria and the south coast, and Horsham and Worthing are both within easy reach.



ABINGWORTH MEADOWS, LOOKING TOWARDS THE SOUTH DOWNS

The particulars

KITCHEN / DINING / FAMILY	28'0 x 15'4
SITTING ROOM	12'2 x 18'4
STUDY / PLAY ROOM	8'6 x 9'8
UTILITY	10'6 x 8'10
ENTRANCE HALL	11'3 x 15'8
PRINCIPAL BEDROOM	12'8 x 13'5
PRINCIPAL EN-SUITE	7'10 x 5'6
BEDROOM TWO	10'7 x 15'6
BEDROOM TWO EN-SUITE	10'7 x 7'10
BEDROOM THREE	11'11 x 12'10
BEDROOM FOUR	9'8 x 10'3
BEDROOM FIVE	7'7 x 10'3
FAMILY BATHROOM	7'6 x 10'3
DOUBLE GARAGE	9'11 x 19'10 · 10'6 x 19'9
GUIDE PRICE	Offers Over £850,000



What a buyer needs to *know*

PART A · MATERIAL TO ALL TRANSACTIONS

ASKING PRICE

Offers Over £850,000

TENURE

Freehold

COUNCIL TAX BAND

Band G

LOCAL AUTHORITY

Horsham District Council

PROPERTY TYPE

Detached House

KEY FEATURES

· Chain Free

· Bay Fronted Sitting Room Away From The Hub

· Two En-Suites: Principal And A Second Guest Or Teen Suite

PART B · WHERE APPLICABLE

CHAIN

Chain Free

PARKING

Driveway & Double Garage

DEVELOPMENT

Abingworth Meadows

ESTATE CHARGE

Approx. £440 per annum

PART C · ADDITIONAL MATERIAL FACTS

ENERGY RATING

EPC B (86) · Potential A (93)

INTERNAL AREA

Approx. 2,056 sq ft (191 sq m)

BROADBAND & MOBILE

Check Ofcom Coverage Checker

· Central Island: Room To Cook And Gather Together

· Large Utility Room With Garden And Garage Access

· Flat, Private Rear Garden, Double Garage And Driveway

These particulars are provided in line with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markers, Competition and Consumers Act 2024 and National Trading Standards guidance on material information. They are a guide only and do not form part of any offer or contract. Measurements are approximate. Services, systems and appliances have not been tested, and buyers should verify all information through their own solicitor and surveyor.



YOUR PERSONAL ESTATE AGENT

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BROKERED BY EXP UK

— ARRANGE A VIEWING OF

Abingworth Crescent

ABINGWORTH MEADOWS · THAKEHAM · RH20

Five bedrooms, two suites, a kitchen that gathers everyone and a garden made for everyday use. Best understood in person.

5

BEDROOMS

3

BATHROOMS

2,056

SQ FT