



Price Range £1m - £1.1m

Thakeham Copse, Storrington

kw **MARTIN LUNDY**
ESTATE AGENTS

Thakeham Copse, Storrington RH20 3JW

Offering almost 3000sq ft of living space over three floors, this superb property offers high specification, family-friendly accommodation in a lovely location, only ten minutes walk from the primary school and the Rock Road site of Steyning Grammar.

The large reception hallway feels very grand and has a formal dining room leading off, which would alternatively make an excellent teen den or playroom. The living room and conservatory both open onto the west-facing rear garden and the breakfast kitchen features NEFF integrated appliances, bespoke units and Silestone worktops. There's a useful utility room and internal access to the integral double garage with boarded storage and remote control doors. The principal bedroom suite includes a dressing area and a large shower room and there are two further bedrooms, a bathroom and another ensuite shower room on the first floor. The second floor offers a further two double bedrooms, plenty of built in storage and a shower room. The Villeroy and Boch sanitaryware and Hansgrohe fixtures feel very luxurious. Home workers will really appreciate the choice of rooms to use as a study.

The sweeping driveway has parking for several cars and the property feels very secluded, tucked well back from the road. The westerly-facing rear garden is stunning, with a beautifully lush, well tended lawn, a lovely patio seating area and mature trees provided welcome shade on a hot summer's day. Children will love playing here and adults will enjoy relaxing with family and friends.

Storrington's bustling village centre is about a mile away, with a choice of shops, bars, cafes and restaurants. There's Waitrose supermarket and wonderful walks into the South Downs nearby.





Magnolia House, Thakeham Copse, Storrington, RH20

Approximate Area = 2775 sq ft / 257.8 sq m

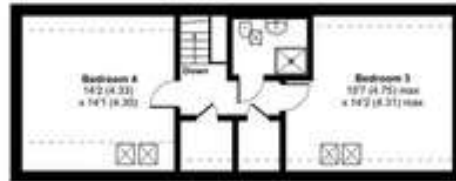
Limited Use Area(s) = 93 sq ft / 8.6 sq m

Garage = 389 sq ft / 36.1 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 3288 sq ft / 305.3 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. 2nd Edition 2025. Produced for Lundy-Latter Ltd. REF: 1458707

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.