

40a, Crescent Rise, Thakeham, West Sussex RH20 3NB

GL & CO ESTATE AGENTS

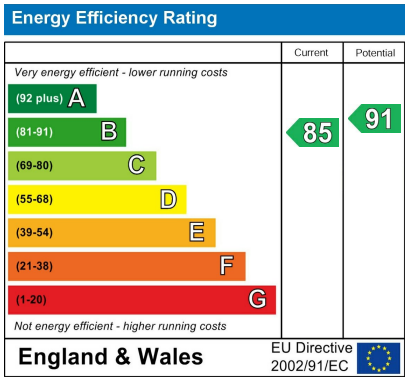


40a, Crescent Rise,
Thakeham, West Sussex RH20 3NB

Guide Price £895,000 Freehold

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- CONTEMPORARY DETACHED HOME
- STUNNING KITCHEN/DINING/SITTING ROOM
- LUXURY FINISH
- JULIET BALCONY FRONT GUEST BEDROOM
- UNDERFLOOR HEATING THROUGHOUT
- PRIVATE GARDENS TO REAR



DIRECTIONS

What3words///dislodge.width.erupt

THE PROPERTY

This exceptional property features four spacious double bedrooms and three luxurious bathrooms, with the highlight being a stunning 37-foot kitchen/dining/family room, perfect for entertaining. Finished to an exacting standard and meticulously maintained, the home includes underfloor heating throughout, a private and secluded rear garden, and generous off-road parking with double garage.

Upon entering the property, you're welcomed into a bright entrance hall with a vaulted ceiling that opens up to a galleried landing above. Double doors ahead lead into the impressive, triple-aspect kitchen/dining/family room. This expansive space is ideal for entertaining, with bi-folding doors opening onto the rear garden. The contemporary kitchen features a range of matching wall and base units, a central island with an induction hob and concealed extractor, plus a breakfast bar. Integrated appliances include double Neff eye-level ovens, a wine cooler, and a dishwasher, with space for an American-style fridge/freezer. A separate utility room offers an airing cupboard, access to the garden, and a door into the integral garage. Also on the ground floor is a spacious sitting room and a stylish WC.

To the first floor the principal bedroom includes built-in wardrobes and a luxurious en-suite shower room, complete with a large walk-in shower, twin wash basins, and tiled flooring. Bedroom two enjoys a Juliet balcony with views over the rear garden, as well as its own en-suite shower room, also featuring a walk-in shower and high-quality finishes. Bedrooms three and four are both doubles, with bedroom four benefiting from fully fitted wardrobes. The beautifully appointed family bathroom includes a freestanding bath, separate corner shower, vanity unit with storage, and tiled flooring.

OUTSIDE

To the front, a brick-paved driveway offers ample parking and turning space, leading to an integral double garage with an electric door.

Gates on either side of the house provide access to the rear garden, which has been designed with ease of maintenance in mind. A generous patio adjoins the house, ideal for alfresco dining, while the remainder of the garden is laid to lawn with post-and-rail fencing to the rear and mature hedging and trees providing a high degree of privacy. Additional features include two garden sheds and a versatile studio with power and lighting.









SITUATION

The property is situated on the edge of Thakeham and Storrington, which is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes, a bank, primary school, churches, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum. Thakeham primary school and years seven and eight of Steyning Grammar School are close-by. Thakeham village itself has a parish church and a popular public house. Thakeham also benefits from the amenities of the new development at Abingworth Meadows. There is a new village hall, Meadow store and café, a new independent veterinary practice and Thakeham pre-school together with an outside play area and pretty village

SPORTING AND RECREATION

Sporting and recreation facilities in the area abound with Thakeham village hall providing space for fitness, wellbeing, social events and sports activities for all ages. Well established and flourishing outdoor sports clubs include cricket and football and are home to West Chiltington & Thakeham Cricket Club, Thakeham Village Football Club and Ashington Cougars Football Club. There is golf at Pulborough (West Sussex Club), Mannings Heath and Slinfold with tennis at West Chiltington and Storrington. Chanctonbury Leisure Centre in Storrington has a gym and also runs various fitness classes. Thakeham has direct access to a network of footpaths and bridleways on the beautiful West Sussex countryside To the south there is sailing from Littlehampton and Chichester harbours with extensive walking facilities close-by and on the South Downs National Park. There is also a large RSPB Nature Reserve at Pulborough Brooks between Pulborough and Storrington.

SERVICES

All mains are connected.
According to Ofcom for this address Ultrafast broadband is available.Highest download speed is 1000 Mbps.

COUNCIL TAX

Council Tax Band F. Please contact Horsham District Council on (01403) 215100

IN THE KNOW

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VIEWING

Viewing strictly by appointment through GL & Co. Telephone: 01903 742354 or email: enquiries@glproperty.co.uk

Agents Note

Some of these photos may have been seasonally adjusted using AI.





















Crescent Rise, Footprint



Ground Floor
Approximate Floor Area
1283.38 sq ft
(119.23 sq m)

First Floor
Approximate Floor Area
1088.23 sq ft
(101.10 sq m)

Approximate Gross Internal Area (Including Garage) = 220.33 sq m / 2371.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Agent note and the vendors/landlords of this property, whose agents they are, give notice that: 1. Our particulars are for guidance only and are intended to give a fair overall summary of the property. 2. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. 3. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. 4. No undertaking is given as to the structural condition of the property or any necessary consents or the operating ability or efficiency of any service, system or appliance.