

house.
PARTNERSHIP



THAKEHAM MANOR

Thakeham, Pulborough, West Sussex



A STRIKING MANOR-STYLE PROPERTY WITH ELEGANT STONE AND BRICK FACADES, EXPANSIVE LANDSCAPED GROUNDS ALL SET IN AN ELEVATED POSITION WITH DRAMATIC VIEWS

Summary of accommodation

Ground Floor: Entrance hallway | Reception room | Two studies | Kitchen/dining room | Two WCs
Ballroom | Lower ballroom | Orangery

First Floor: Hallway | Four bedrooms with en suite bath and shower rooms
Principal bedroom with stairs leading up to dressing room, en suite bathroom and storage

Outbuildings: Greenhouse | Boat house with kitchen/living room, shower room and bedroom | Workshop | Storage | Garaging | WC
Outbuilding comprising laundry room, gym, plus annexe over kitchen/living room, two bedrooms and bath/shower room

Garden and Grounds: Swimming pool | Tennis court | Lake | Helipad

In all about 15.99 acres

Distances: Storrington 2.7 miles, Pulborough 5.3 miles (National Rail to London Victoria and London Bridge 1 hour 13 mins)
Horsham 12 miles, Gatwick 27 miles, London 54 miles (All distances and times are approximate)

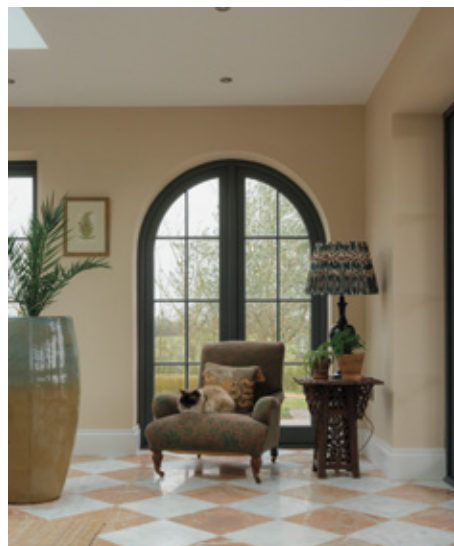


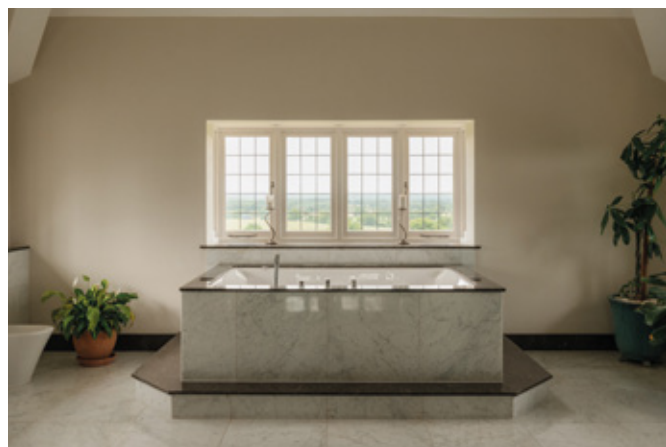
THAKEHAM MANOR

Enjoying a hilltop setting, at the end of a long drive, a substantial country house with secondary accommodation, beautifully complimented by the landscaped gardens and grounds, which extend to approximately 16 acres.

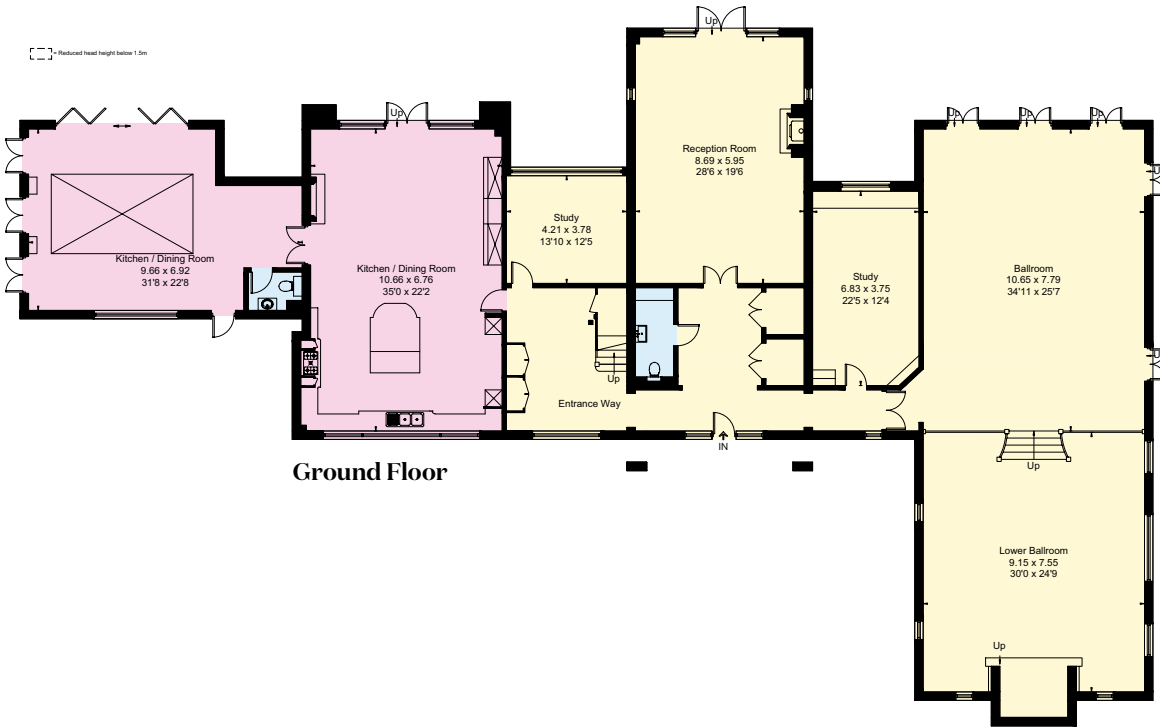
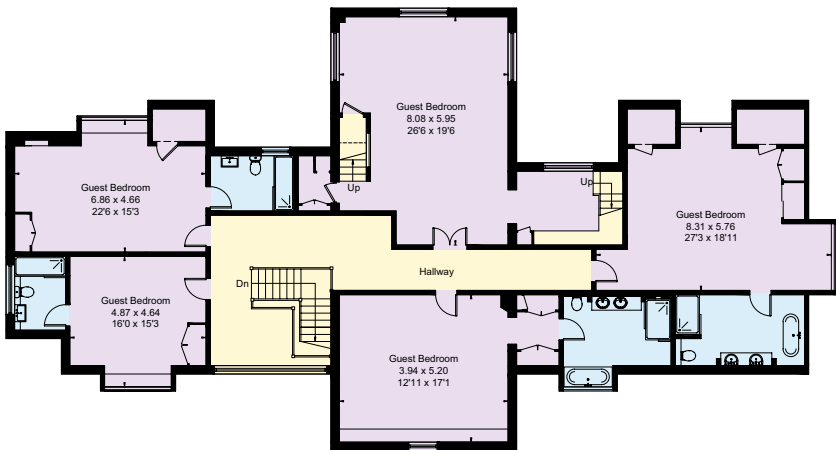
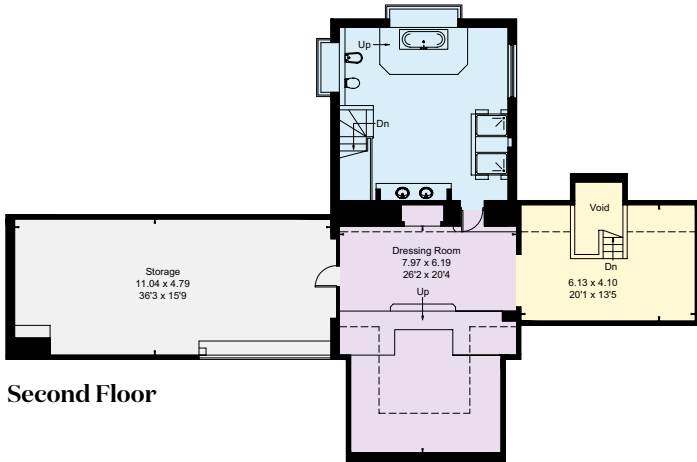
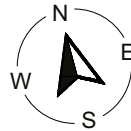
Built in the Arts and Crafts style, this modern country house, has been enlarged, improved, and embellished, in recent years, by the present owners. The property has far reaching views from all main rooms and a truly exceptional principal bedroom suite. The orangery is a fantastic recent addition, with a covered terrace and outlook towards the Surrey Hills. All the work carried out has been done to the highest standard.







- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



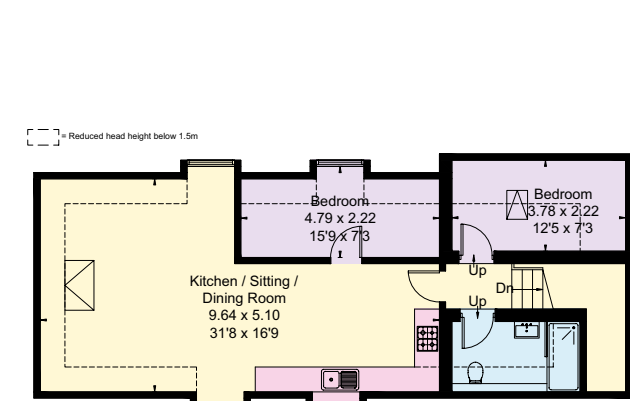
Approximate Gross Internal Area
883 sq m / 9505 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

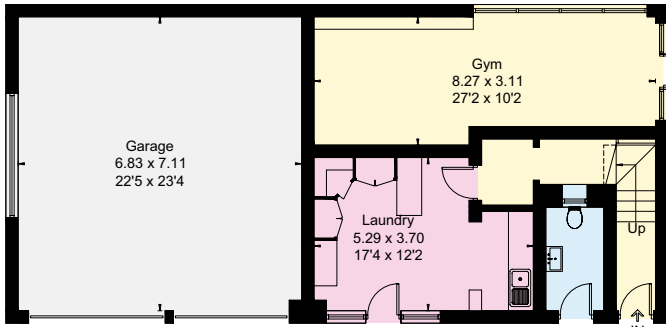




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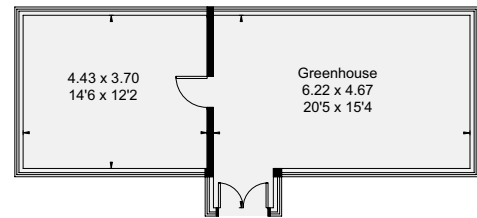
Outbuilding 1 – First Floor



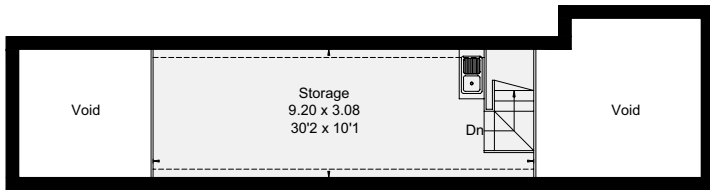
Outbuilding 1 – Ground Floor

(Not Shown In Actual Location / Orientation)

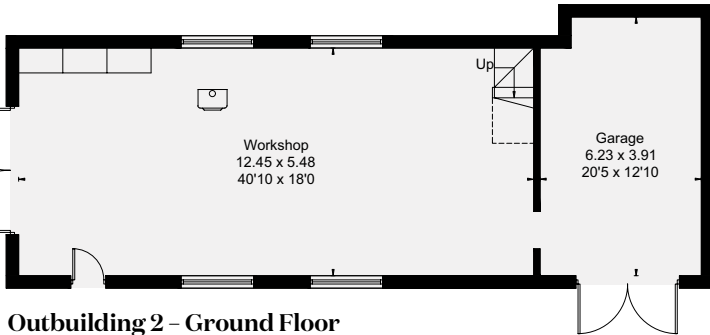
Approximate Gross Internal Area
438.8 sq m / 4723 sq ft (Excluding Void)



(Not Shown In Actual Location / Orientation)

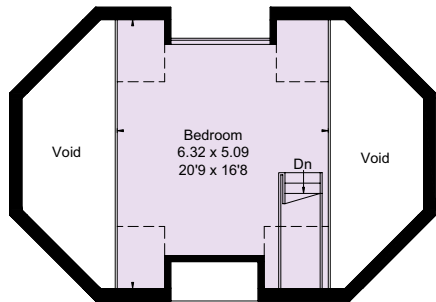


Outbuilding 2 – First Floor

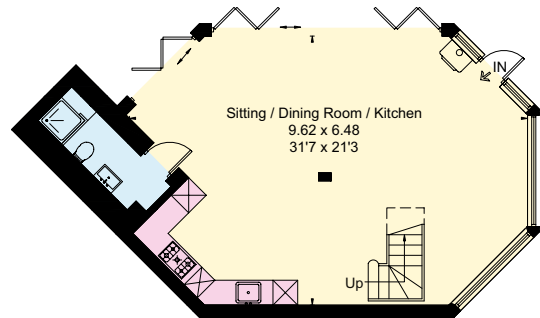


Outbuilding 2 – Ground Floor

(Not Shown In Actual Location / Orientation)



Lake House – First Floor



Lake House – Ground Floor

(Not Shown In Actual Location / Orientation)

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THE LAKE HOUSE

Outside, there is a heated swimming pool and tennis court, two storey workshop, laundry, air-conditioned gymnasium, garaging with a guest two bedroomed staff flat above, a stunning lakeside cottage and helipad. The house sits well within its plot and is beautifully complimented by the landscaped gardens, grounds and small bluebell wood.



The property has provided a good source of income from Airbnb of the boathouse and using as a wedding venue.

The property is currently held in a company name which could provide a stamp duty saving. (Subject to solicitors and professional advice).

Further land may be available, different ownership, please refer to the agent.

PROPERTY INFORMATION

Tenure: Freehold
EPC rating: C
Local Authority: Horsham District Council
Council Tax: Band H
What3words: ///hesitate.cabs.tinned
Postcode: RH20 3EW



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