



Price Range £825,000 - £850,000

Goose Green, Thakeham



Goose Green, Thakeham RH20 2LN

This Grade II Listed farmhouse offers more than 2500sq ft of living space, conveniently located just off the B2133, between Ashington and Thakeham. Set back behind electric gates, the property stands in a good sized plot, with plenty of space both inside and out for children to play or for adults to socialise with family and friends.

The welcoming breakfast kitchen is truly the heart of this home, with a rear lobby behind it giving access to the living room with Inglenook fireplace, separate dining room and a study or fourth bedroom. There are a couple of useful internal store rooms / pantries plus a utility room. Upstairs are three really good sized double bedrooms, all with cupboard storage. Bedroom one has an ensuite in addition to the family bathroom alongside. There are beautiful exposed wall and ceiling beams throughout and scope for the next owner to modernise and improve the property, subject to the usual consents being obtained.

Outside is lots of parking space. Potentially a slab of hardstanding next to the driveway could be built on, perhaps adding further garaging or a home office, subject to the usual consents being attainable. The mature rear garden is mostly laid to lawn, with mature shrub borders, hedging and trees.

Offered chain free, the farmhouse is only a couple of miles from the villages of Ashington, Thakeham and West Chiltington, with a choice of shops, pubs, cafes and restaurants. Commuters will appreciate the direct routes into London and Gatwick from Billingshurst railway station, about ten minutes drive away.





Goose Green Lane, Thakeham, RH20

Approximate Area = 2529 sq ft / 234.9 sq m

Garage = 243 sq ft / 22.5 sq m

Outbuilding = 322 sq ft / 29.9 sq m

Total = 3094 sq ft / 287.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. ©-wrecom 2025. Produced for Lundy-Lester Ltd. REF: 1305442



kw MARTIN LUNDY
ESTATE AGENTS

☎ 01798 817257

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy-lester@kwuk.com

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.