



Acorns | The Linfields | Linfield Copse | Thakeham | RH20 3DT





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£800,000

An immaculately presented five bedroom family home occupying this quiet cul-de-sac position, located in Thakeham adjoining open fields to the side. Internally, the accommodation extends to 2103sqft comprising: spacious entrance hall with oak laminate flooring, dual aspect sitting room with feature Inglenook fireplace with cast iron wood burner, dining room, study, kitchen/breakfast room with integrated appliances, utility room, en-suite to main bedroom and bedroom two, family bathroom. Outside, there is driveway parking leading to an attached double garage with well-kept gardens to the rear and side with a large terrace adjoining open fields.

- Detached Family Home
- Quiet Cul-de-Sac Location
- Five Bedrooms
- Adjoining open fields
- Accommodation extending to 2103sqft
- Entrance Hall
- Dual aspect Sitting Room with feature fireplace
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- En-suite to Main Bedroom & Bedroom 2
- Family Bathroom
- Attractive Gardens
- Attached Double Garage
- Driveway Parking

Entrance Part glazed front door to:

Entrance Hall Oak flooring, radiator, wall-mounted thermostat control for central heating, understairs storage cupboard.

Dual Aspect Sitting Room 21' 5" x 12' 3" (6.53m x 3.73m) Double glazed windows, radiators, oak laminate flooring, feature Inglenook fireplace with brick surround with cast iron burner with oak mantel over, double glazed French doors leading to terrace and gardens.

Dining Room 13' 6" x 11' 11" (4.11m x 3.63m) Oak flooring, radiator, double glazed French doors to terrace and gardens.

Kitchen/Breakfast Room 17' 9" x 11' 8" (5.41m x 3.56m) Extensive range of wall and base units with black granite working surfaces and groove drainer with one and a half bowl inset stainless steel sink with swan neck mixer tap, five ring 'Bosch' gas hob with extractor over, 'Neff' integrated fan assisted double oven and separate grill, built-in dishwasher, peninsula breakfast bar with under-seating, wall-mounted crockery display units, double glazed windows.

Utility Room Stainless steel single drainer sink unit with working surfaces, space and plumbing for washing machine and tumble dryer, radiator, wall-mounted 'Worcester' boiler, built-in storage cupboard, double glazed door leading to gardens.

Ground Floor Cloakroom WC, radiator, part tiled walls.

Study 8' 7" x 7' 5" (2.62m x 2.26m) Radiator, double glazed windows.

Inner Hallway Radiator, door accessing garage.

Stairs to:

First Floor Galleried Landing Access to loft space, shelved linen cupboard housing insulated cylinder.

Main Bedroom 16' 6" x 11' 8" (5.03m x 3.56m) Dual aspect double glazed windows and Velux window, two radiators, built-in wardrobe cupboards, door to:

En-Suite Bathroom Central taps, wall-mounted wash hand basin, w.c., separate enclosed shower cubicle with glass and chrome screen with digital 'Mira' shower, part tiled walls.

Bedroom Two 13' 6" x 11' 11" (4.11m x 3.63m) Radiator, double glazed windows, built-in wardrobe cupboards, door to:

En-Suite Shower Room Fully enclosed shower cubicle with glass and chrome screen and digital 'Aqualisa' shower, w.c., inset wash hand basin with toiletries cupboards, under, heated chrome towel rail.

Bedroom Three 12' 3" x 12' 3" (3.73m x 3.73m) Radiator, double glazed windows, built-in wardrobe cupboards.

Bedroom Four 12' 3" x 8' 10" (3.73m x 2.69m) Radiator, double glazed windows.

Bedroom Five 11' 11" x 8' 6" (3.63m x 2.59m) Radiator, double glazed windows.

Family Bathroom Inset bath with folding glass and chrome screen with pumped overhead chrome soaker and separate shower attachment, w.c., inset wash hand basin, heated chrome towel rail, double glazed windows, shaver point.

Outside

Parking Generous triple driveway parking area leading to:

Attached Double Garage 17' 10" x 17' 5" (5.44m x 5.31m) Up and over door, power and light.

Rear Garden Large paved terraced area with attractive shaped lawns and flower and shrub borders, screened by fence panelling and hedging, outside water tap.

Further Side Section of Garden Mainly laid to lawn with attractive flower and shrub borders, outside water tap, large timber workshop measuring 12' x 10', side gate access.

EPC Rating: Band C



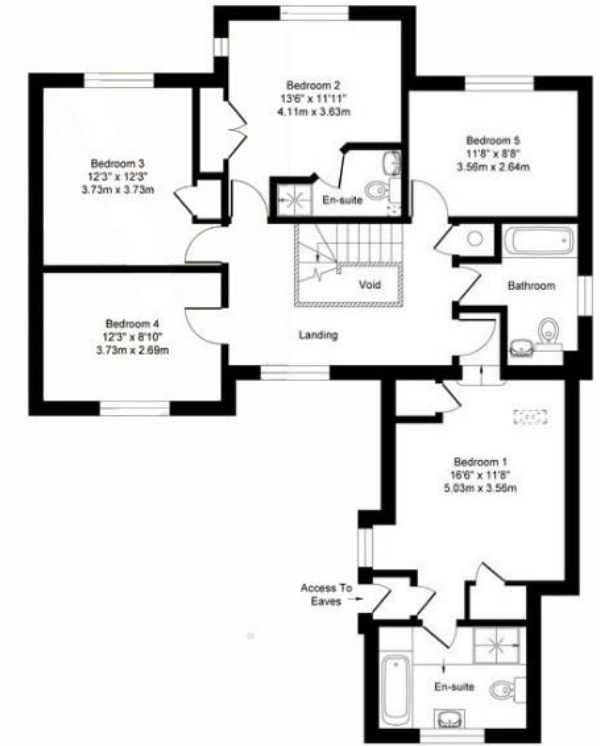
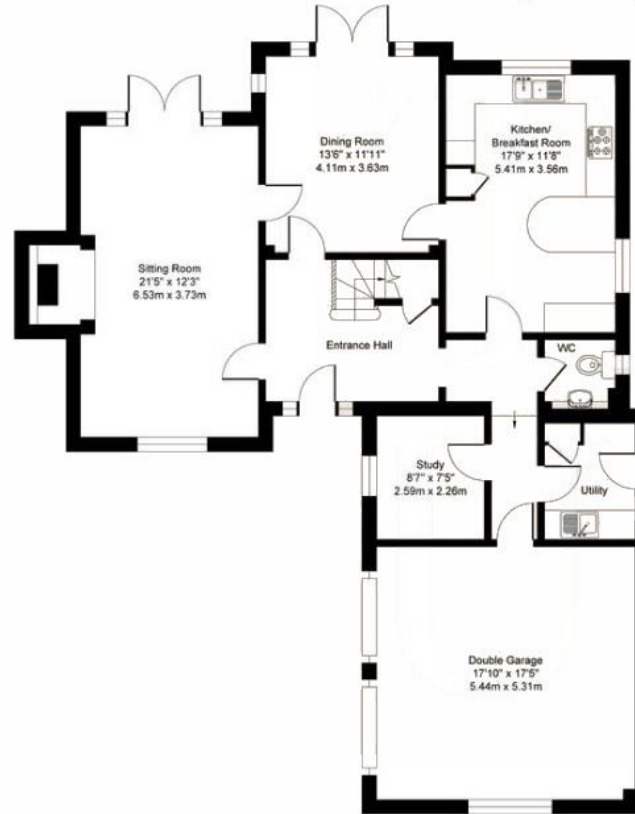


Linfield Copse, Thakeham, Pulborough, RH20

Approximate Floor Area

Main House - 2103 sq. ft / 195.37 sq. m

Garage - 310 sq. ft / 28.79 sq. m



Ground Floor

First Floor



"We'll make you feel at home..."



Managing Director:
Marcel Hoed

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