



28, Linfield Copse, Thakeham, West Sussex RH20 3EU



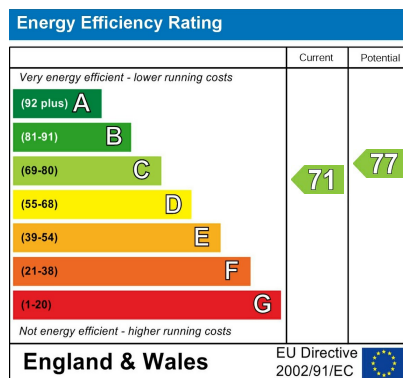


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Guide Price £360,000 Freehold



- SOUTH/WEST FACING GARDEN
- CUL-DE-SAC LOCATION
- CLOSE TO PARK AND COUNTRYSIDE WALKS
- DRIVEWAY PARKING
- CHAIN FREE
- NEARBY TO CHARMING CAFE AND PUB



Directions

What3words///imparts.quaking.flexibly

The Property

Nestled at the end of a quiet no-through road in the popular village of Thakeham, this attractive three-bedroom terraced home enjoys a peaceful setting, with countryside walks and village amenities close by.

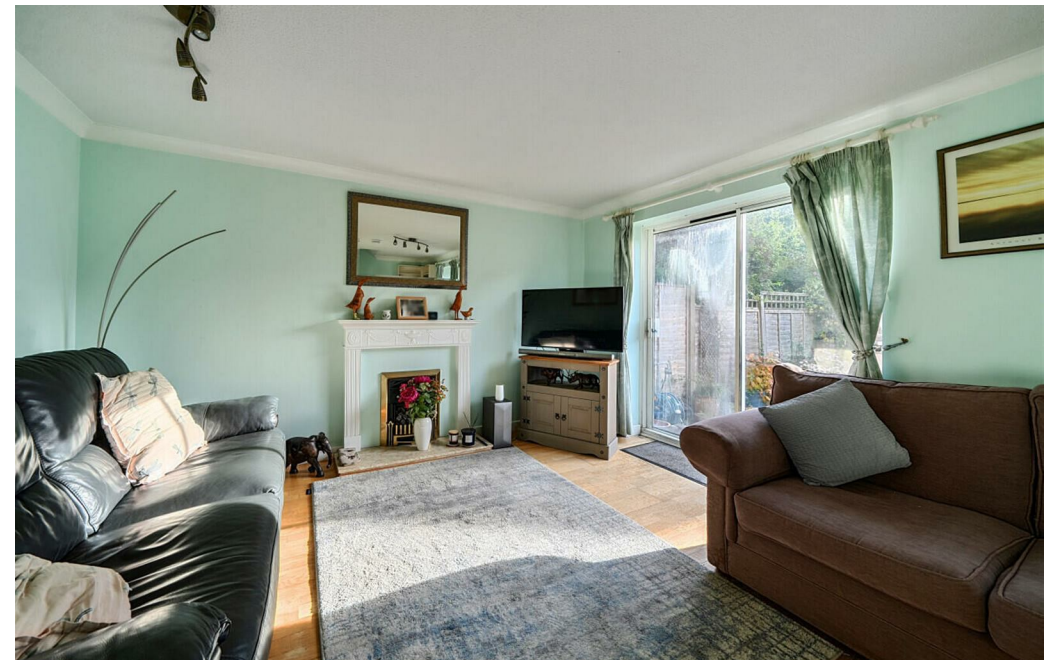
Offering approximately 961 sq ft of accommodation, the property combines comfortable, well-proportioned living spaces with a delightful south/west-facing garden, creating an inviting home for those looking to enjoy a more relaxed pace of life.

Stepping inside, a small entrance hall provides access to the kitchen, dining area and a convenient ground floor cloakroom. The kitchen is thoughtfully arranged with a range of matching wall and base units, generous worktop space and room for freestanding appliances, providing a practical setting for everyday cooking.

To the opposite side of the hallway, the dining area offers a welcoming space for family meals and entertaining, flowing naturally through to the sitting room beyond. This generously proportioned room forms the heart of the home, with a feature fireplace adding character and sliding glass doors opening directly onto the rear garden. During the warmer months, the connection between indoors and out makes it easy to enjoy everything from a quiet morning coffee to relaxed summer gatherings.

Stairs rise from the sitting room to the first-floor landing, where three bedrooms and the family bathroom are arranged. The principal bedroom is a particularly generous space, complete with built-in wardrobes, while the second double bedroom is equally bright and airy, also benefiting from fitted storage. A third bedroom offers flexibility to suit changing needs, whether used as a smaller double bedroom, nursery or dedicated home office.

Completing the accommodation is an attractive family bathroom fitted with a panelled bath and overhead rainfall-style shower.



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Outside

The south/west-facing rear garden is a particularly appealing feature of the property, offering a lovely space to unwind, entertain and enjoy the afternoon and evening sunshine. Sliding doors from the sitting room open onto a patio seating area, ideal for alfresco dining or simply relaxing with a coffee while overlooking the garden.

Established flower beds, filled with an attractive variety of flowers and shrubs, bring colour and interest throughout the seasons, while two lawned areas sit either side of a central pathway leading to a substantial shed/workshop at the far end of the garden. This versatile outbuilding provides useful space for hobbies, DIY projects or additional storage.

To the front of the property, a driveway and further hardstanding offer practical off-road parking for multiple vehicles, a welcome convenience in this peaceful village setting.

Situation

Thakeham is a small village approximately three miles north of Storrington, which is a large village at the foot of the South Downs National Park with a wide range of amenities, including a Waitrose Store, and local sporting facilities. 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, an independent veterinary practice and Thakeham pre-school together with an outside play area and pretty village pond. Approximately a mile and a half towards Storrington is Steyning Grammar School, which incorporates Thakeham primary school and years seven and eight of the senior school. There are mainline stations at Pulborough and Billingshurst with services to Gatwick airport, London Victoria and the coast. There is also access to the motorway network and the south coast via the A24.

Sporting and recreation

Sporting and recreation facilities in the area abound with the 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 that criss-cross the beautiful West Sussex countryside. There is extensive walking and riding facilities on the South Downs National Park.

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.





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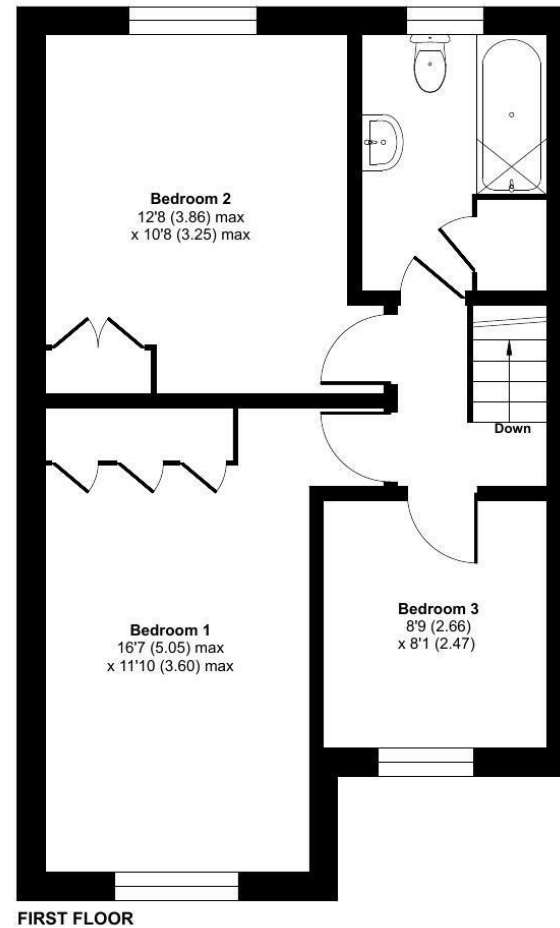
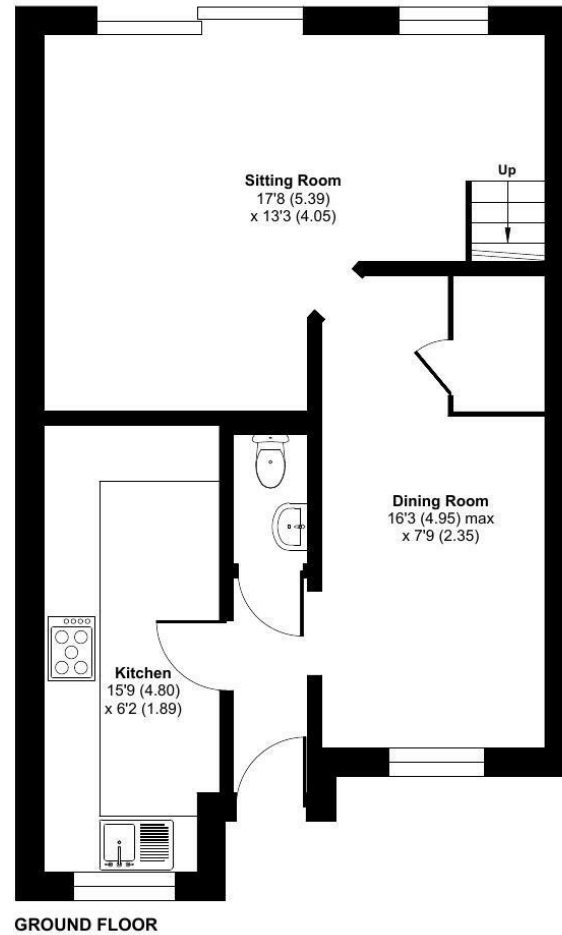
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Linfield Copse, Thakeham, Pulborough, RH20

Approximate Area = 961 sq ft / 89.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for GL&CO Estate Agents. REF: 1535549

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