

Merrywood Lodge Merrywood Lane, Thakeham - RH20 3HD

Guide Price £450,000

Henry Adams
estate agents

Merrywood Lodge Merrywood Lane

Thakeham, Pulborough

- Newly renovated detached Edwardian Lodge property in semi-rural location
- Superb open plan sitting / kitchen
- Oak style flooring
- Main bedroom with French doors to terrace and en-suite shower room
- Two further double bedrooms
- Generous gardens and large terrace
- Off road parking for two vehicles

Introducing this exceptional 3-bedroom detached bungalow, a truly remarkable gem tucked away in a picturesque semi-rural setting. Step into luxury with this newly renovated Edwardian Lodge boasting a superb open-plan sitting and kitchen area with bi-fold doors to garden, island in kitchen and oak-style flooring. The main bedroom is a haven of tranquillity, featuring French doors that lead out to a terrace and an en-suite shower room for added convenience. Two additional double bedrooms provide ample space for family or guests, ensuring comfort all around. There are bespoke shutters to the windows at the front of the property.

Outside, the property has generous gardens and a large terrace that beckons for alfresco dining or simply relaxing in the fresh air. Off-road space for two vehicles, this property presents a rare opportunity to embrace a lifestyle of refinement and tranquillity.

N.B The photographs were taken in 2025.



Thakeham is a quintessential English village with pretty period cottages and homes together with a pub and church. The development of Abingworth Meadows has a village store and Cafe provide a hub for the village near the Cricket pitch and a village hall along with a vets. The larger village of Storrington situated at the foot of the South Downs and giving access to the South Downs National Park is just over two miles away and provides a good range of local shops and amenities including a Waitrose Store, library, health centre, dentists together with a wide variety of sports and social clubs. The nearest train station is at Billingshurst approximately 5 miles to the north with services to London Victoria and the coast. The larger centres of Horsham and Worthing are approximately 13 and 12 miles respectively. On the doorstep of Thakeham are a number of lovely walks to enjoy with your four legged friends.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







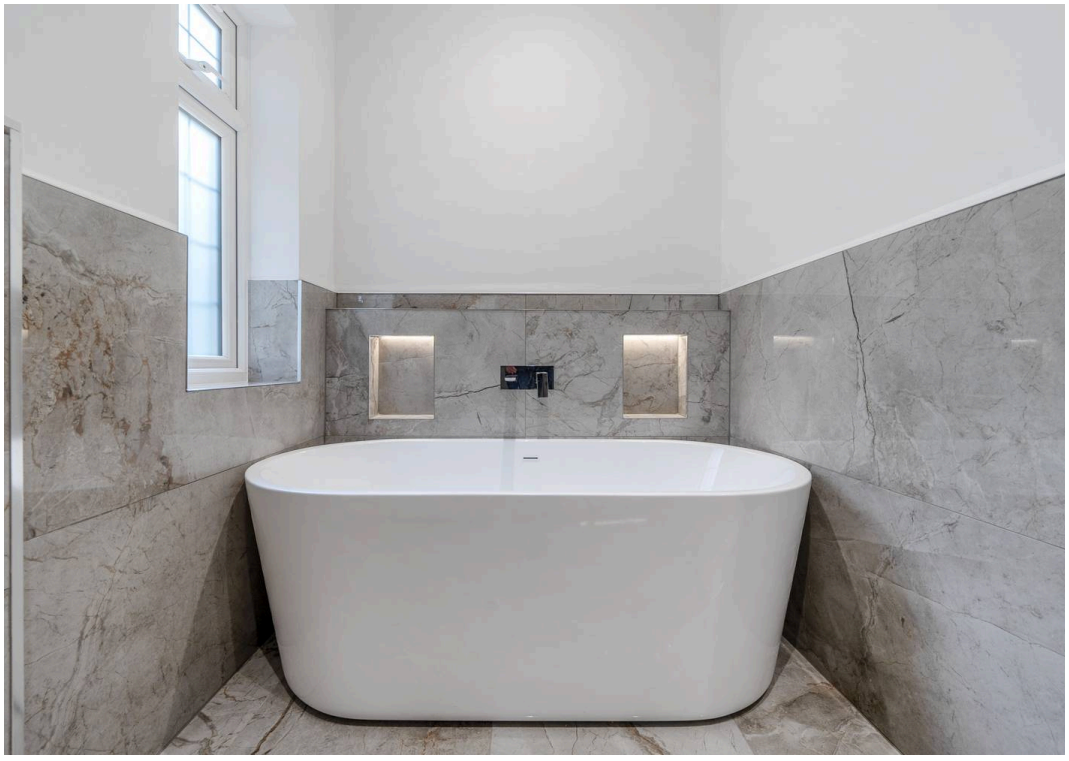






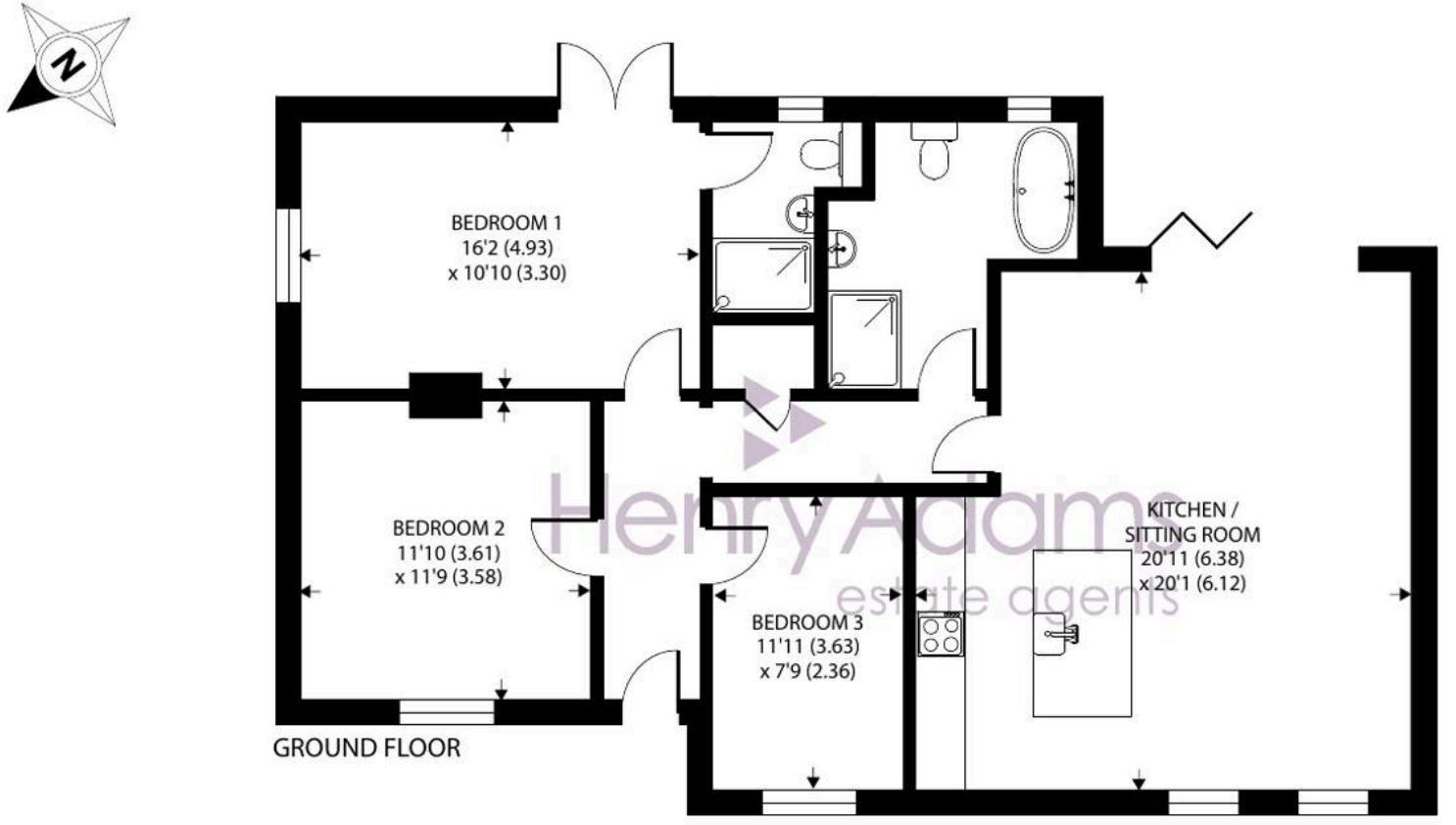












Approximate Area = 1065 sq ft / 99 sq m

For identification only - Not to scale





Henry Adams - Storrington

Henry Adams LLP, Mulberry House, 8 The Square - RH20 4DJ

01903 742535

storrington@henryadams.co.uk

www.henryadams.co.uk/

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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. Please ask if you would like further information, especially before you travel to the property.