



Price Range £625,000 - £650,000

High Bar Lane, Thakeham





High Bar Lane, Thakeham, RH20 3EH

Offered chain free and set back from the road behind a lovely post and rail fence and a timber five bar gate, this four bedroom detached house offers family-friendly accommodation in a great location. There's a play park a short stroll away and the village hall, recreation ground, second play park, football and cricket clubs are only a few minutes stroll away. "Meadows Cafe and Store" on the Abingworth development is the perfect place to stock up on essentials or to meet friends for a tasty treat and a chat. Thakeham Primary School is about a mile and a half away, alongside the Rock Road site of Steyning Grammar, with older children catching the school bus to Steyning or to The Weald.

Tastefully updated and improved, the property features a stunning living room with woodburner and stylish glazed doors open onto the large dining kitchen with fully integrated appliances and a wonderful island, perfect for entertaining or simply for the kids to do their homework while dinner is being prepared. There's a study for working from home, with a fully integrated laundry room leading off. Upstairs, all four bedrooms will take a double, the main bedroom also having an ensuite shower room and fitted wardrobes. The family bathroom is a lovely space in which to relax at the end of the day. To the rear is a large, private and enclosed south facing garden with sun deck.





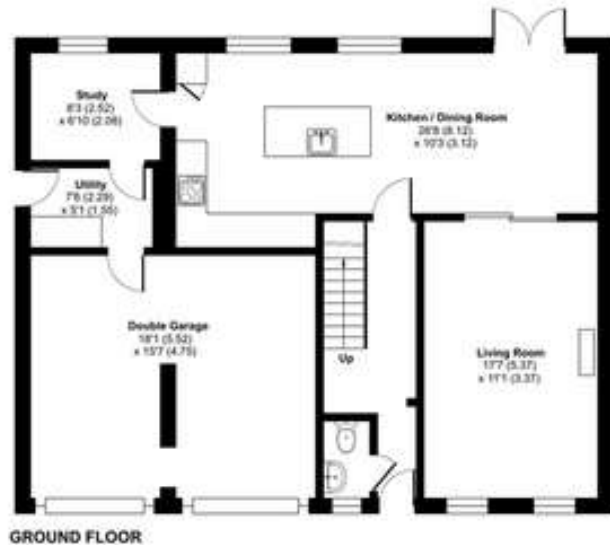
Milton House, High Bar Lane, Thakeham, RH20

Approximate Area = 1400 sq ft / 130 sq m

Garage = 280 sq ft / 26 sq m

Total = 1680 sq ft / 156 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. © copyright 2025. Produced by Lundy-Lester Ltd. REF: 1480557



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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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.