

THAKEHAM · WEST SUSSEX · RH20 3QX

CHESTNUT DRIVE

Chestnut Drive

Thakeham

ABINGWORTH MEADOWS · RH20 3QX

GUIDE PRICE

£625,000

4	2	2	1,424	2020
BEDROOMS	BATHROOMS	RECEPTIONS	SQ. FT. INTERNAL	OAKFORD HOMES BUILD

Set within a small cul de sac of just seven homes, this property occupies a calm and settled position within the wider Chestnut Drive setting. The sense of space begins before you step inside and continues throughout the home, shaped by a thoughtful layout and a strong flow of natural light.

Built by Oakford Homes in 2020, the house is well presented and continues to benefit from the remainder of its ten year new homes warranty. A bright central hallway, naturally lit by a large staircase window, sets a considered and balanced tone that carries through every room.





CHAPTER II · A HOME AT EASE

Kitchen, Dining & Family Living

The heart of the home is the kitchen, dining and family space, designed around how the house is used day to day. The kitchen sits to the front of the property, finished in a clean contemporary style with integrated Smeg appliances including a fridge freezer, dishwasher, oven and microwave grill combination.

The dining area flows naturally into the family room beyond, filled with light from glazed doors that open directly onto the rear garden. A ground floor WC sits off the hallway, adding to the practicality of the layout.

INTEGRATED SMEG APPLIANCES

GLAZED DOORS TO GARDEN

GROUND FLOOR WC



A Home Shaped *By Light*

On arrival, the bright central hallway creates an immediate feeling of openness, naturally lit by a large staircase window that draws light through both the hall and first floor landing. It sets the tone for the rest of the house, feeling considered and balanced rather than purely functional.

The family room runs the full depth of the house, its proportions allowing for defined living zones without compromising openness. It is a space that works just as well for everyday family life as it does for entertaining.

LARGE STAIRCASE WINDOW

FULL DEPTH FAMILY ROOM

NEUTRAL DECOR THROUGHOUT



Rest, *Well Proportioned*

The principal bedroom is well positioned within the house and benefits from its own en suite shower room. Three further bedrooms are all sensibly proportioned, offering flexibility for family living, guests or home working. The family bathroom is centrally located and finished in a simple, modern style.

4

BEDROOMS

2

BATH / SHOWER ROOMS

1

EN SUITE TO PRINCIPAL

1

UTILITY CUPBOARD

FITTED MIRRORED WARDROBES

EN SUITE SHOWER ROOM

CENTRALLY LOCATED FAMILY BATHROOM

FLEXIBLE FOURTH BEDROOM





The *Detail*

BUILT BY

Oakford Homes, 2020

WARRANTY

Remainder of 10 Year New Homes Warranty

KITCHEN APPLIANCES

Integrated Smeg Oven, Microwave, Dishwasher & Fridge Freezer

PARKING

Driveway To Front & Detached Garage

GARAGE ACCESS

Up And Over Door, Direct Rear Garden Access

UTILITY

Separate First Floor Cupboard Housing Washer & Dryer



"A more secluded gravel seating area offers a quieter corner, giving the garden a sense of depth and flexibility that is often missing in newer homes."



CHAPTER VI · SETTING & LOCATION

Abingworth *Meadows*

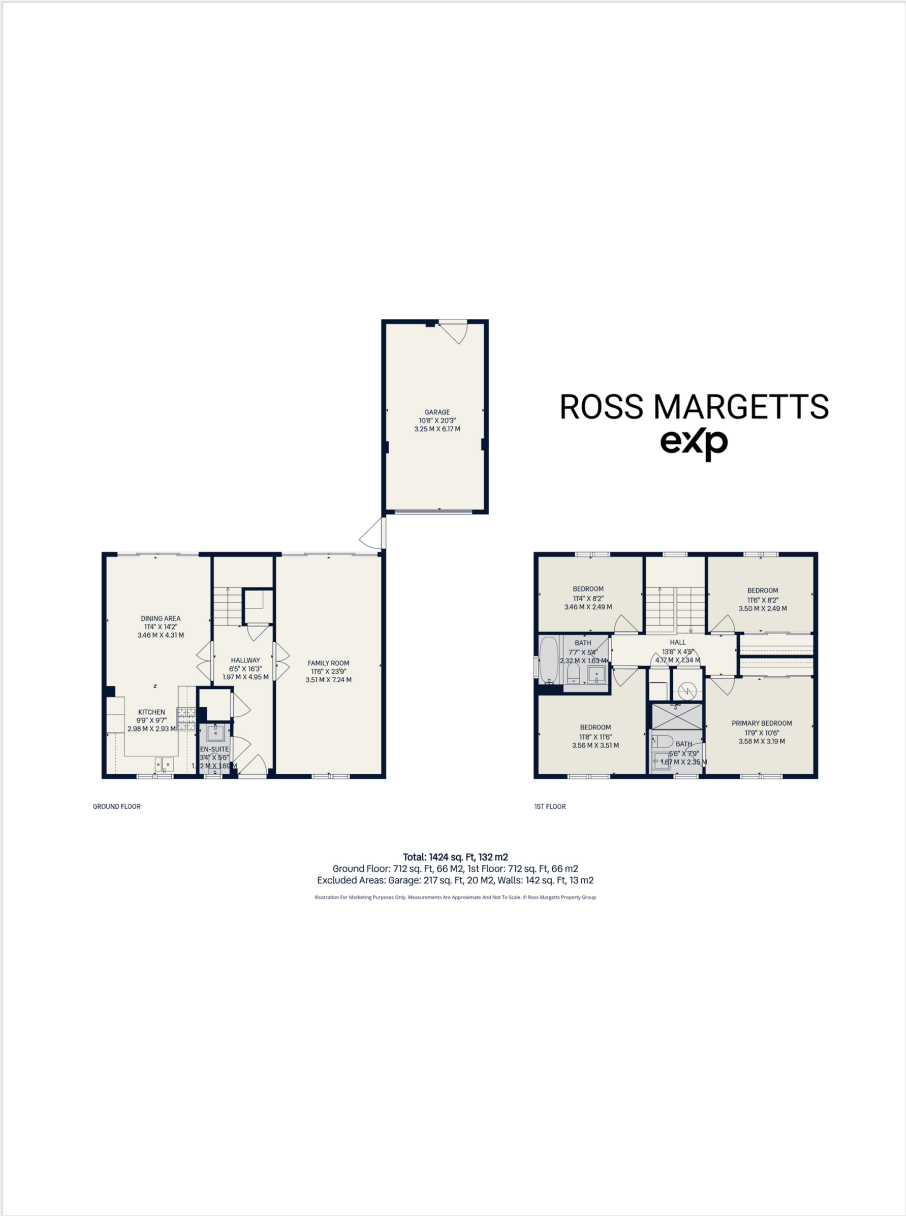
Chestnut Drive forms part of the Abingworth Meadows development, set within approximately fifteen acres of countryside between Horsham and Worthing. The development is planned around open green spaces including a playing field and park, cricket green, pond, allotments and village hall.

Meadow Stores and Café sit at the centre of the development, a natural meeting point for residents, while the village hall offers a wide range of classes and activities.

Thakeham is a well regarded Sussex village known for its strong community feel. From the house there are pleasant walking routes to the village pub, The White Lion Inn, and onward countryside paths leading to Kinsbrook Vineyard.

Nearby Storrington offers a Waitrose, library, health centre and sports clubs. Pulborough and Billingshurst stations provide regular services to London Victoria and the south coast, with Brighton, Horsham, Chichester, Worthing, Gatwick Airport and the M23/M25 all readily accessible by road.

Room For *Everything*



TOTAL INTERNAL AREA 1,424 SQ FT / 132 M² · ILLUSTRATION FOR MARKETING PURPOSES ONLY

At A *Glance*

ADDRESS	Chestnut Drive, Thakeham, Pulborough, West Sussex, RH20 3QX
GUIDE PRICE	£625,000
PROPERTY TYPE	Detached House
TENURE	Freehold
BEDROOMS	4
BATHROOMS	2 (Including En Suite)
RECEPTION ROOMS	2
INTERNAL AREA	1,424 Sq Ft / 132 M ²
GROUND FLOOR	712 Sq Ft / 66 M ²
FIRST FLOOR	712 Sq Ft / 66 M ²
GARAGE (EXCLUDED)	217 Sq Ft / 20 M ²
EPC RATING	B (85) · Potential A (94)
LOCAL AUTHORITY	Horsham District Council
REFERENCE	RM1298

What You *Need To Know*

PART A · MATERIAL TO ALL TRANSACTIONS

GUIDE PRICE

£625,000

TENURE

Freehold

COUNCIL TAX BAND

Available On Request

LOCAL AUTHORITY

Horsham District Council

PART B · WHERE APPLICABLE

PARKING

Driveway & Detached Garage

GARDEN

Private, Established Rear Garden

BUILDING SAFETY

None Known

RESTRICTIONS

None Known

PART C · ADDITIONAL MATERIAL FACTS

NEW BUILD WARRANTY

Remainder Of 10 Year Cover

RIGHTS OF WAY

None Known

FLOOD RISK

Available On Request

PLANNING

None Known

This material information is provided in good faith to comply with the Consumer Protection from Unfair Trading Regulations 2008, the Digital Markets, Competition and Consumers Act 2024, and National Trading Standards guidance. Prospective buyers should verify all details, including tenure, council tax and any restrictions, with their solicitor prior to exchange of contracts.



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18 Chestnut Drive, Thakeham,
Pulborough, West Sussex, RH20 3QX

Arrange A Viewing Of Chestnut Drive

A calm, cul de sac setting of just seven homes, a light filled kitchen dining and family space, and an established private garden with room to breathe. Built by Oakford Homes in 2020 and still under warranty, this is a home ready to move into and settle down in.

7
HOMES IN THE CUL DE SAC

4
BEDROOMS

2020
BUILT BY OAKFORD HOMES