



32 Abingworth Crescent | Thakeham | West Sussex | RH20 3GW





# 32 Abingworth Crescent

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£675,000

An immaculately presented four bedroom detached home constructed by award winning builders Oakford Homes in 2021, delightfully situated overlooking open space with pond and water feature, within a short distance of the local village shop/café bordering open countryside beyond. Accommodation comprises: entrance hall, ground floor cloakroom, sitting room, study, superb open plan kitchen/dining room/day room with fully integrated appliances and utility room, underfloor heating to ground floor with individual zone controls. Outside, there are beautiful west aspect gardens and a large stone terrace, off road parking leading to a detached garage.

- Detached Family Home
- Constructed by Oakford Homes
- Four Bedrooms
- Entrance Hall
- Sitting Room
- Superb Kitchen/Dining/Day Room
- Integrated Appliances
- Zoned underfloor heating to Ground
- Utility Room
- Study
- En-suite to Master Bedroom
- Family Bathroom
- Attractive Gardens and Terrace
- Detached Garage
- Driveway Parking
- Close to Village Shop/Café

**Entrance** Double glazed front door to:

**Entrance Hall** Tiled flooring with underfloor heating with wall-mounted control, understairs storage cupboard, built-in cloaks cupboard.

**Ground Floor Cloakroom** WC, wash hand basin, extractor fan.

**Sitting Room** 15' 7" x 12' 68" (4.75m x 5.38m) Double glazed windows, underfloor heating.

**Study** 9' 4" x 68' 68" (2.84m x 22.45m) Underfloor heating, double glazed windows.

**Open Plan Kitchen/Dining/Day Room** 30' 31" x 13' 7" (9.93m x 4.14m) Tiled flooring with underfloor heating.

**Kitchen Area** Extensive range of wall and base units with quartz working surfaces and groove drainer, one and a half bowl stainless steel sink with inset five ring 'Smeg' gas hob with extractor over, integrated fan assisted oven and integrated 'Smeg' microwave/combi oven, fridge/freezer, built-in dishwasher, built-in carousel unit, further range of eye-level cupboards, central breakfast island with under-seating and built-in storage cupboards, double glazed windows overlooking rear garden.

**Dining/Day Room Area** Large sliding double glazed patio doors to terrace and gardens.

**Utility Room** Stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine and tumble dryer, tiled flooring, cupboard housing boiler, double glazed door to side access.

**Stairs to:**

**First Floor Galleried Landing** Radiator, double glazed windows.

**Main Bedroom** 16' 31" x 13' 0" (5.66m x 3.96m) Floor to ceiling sliding mirrored wardrobe cupboards, radiator, double glazed window, door to:

**En-Suite Bathroom** Panelled bath, wash hand basin, w.c., double glazed window.

**Bedroom Two** 15' 7" x 9' 1" (4.75m x 2.77m) Radiator, double glazed windows, cupboard housing pressurised cylinder.

**Bedroom Three** 13' 0" x 10' 0" (3.96m x 3.05m) Radiator, double glazed windows, built-in sliding mirrored wardrobe cupboards.

**Bedroom Four** 10' 8" x 9' 0" (3.25m x 2.74m) Radiator, double glazed windows.

**Family Bathroom** Inset bath, fully tiled walls, walk-in double shower with fitted independent shower unit, inset wash hand basin with toiletries cupboards under, push flow w.c., heated chrome towel rail.

**Outside**

**Front Garden** Shaped lawned area, screened by hedging, tarmac driveway with parking for two/three vehicles, leading to:

**Detached Garage** 20' 2" x 10' 4" (6.15m x 3.15m) Up and over door, EV charging point outside.

**Rear Garden** Large stone paved terrace, section of garden mainly laid to lawn, access to garage, screened by fence panelling, side gate to front.

**EPC Rating:** Band B.





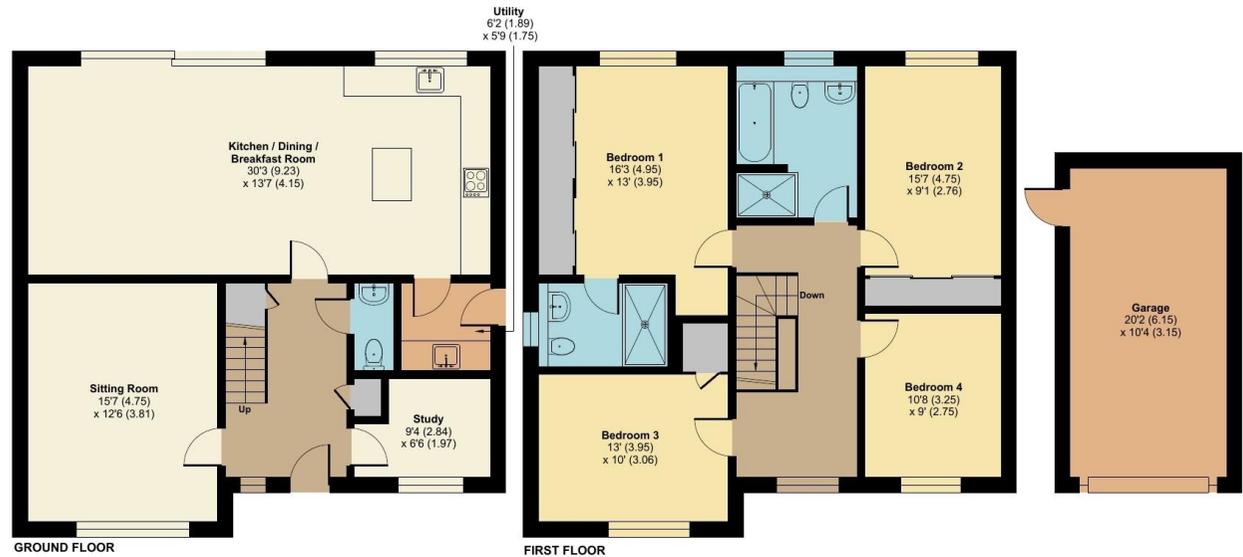
# Abingworth Crescent, Thakeham, Pulborough, RH20

Approximate Area = 1704 sq ft / 158.3 sq m

Garage = 209 sq ft / 19.4 sq m

Total = 1913 sq ft / 177.7 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). © rnhcom 2026. Produced for Fowlers Estate Agents. REF: 1422873



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



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