



Camellia House, Thakeham Copse, Storrington, West Sussex RH20 3JW



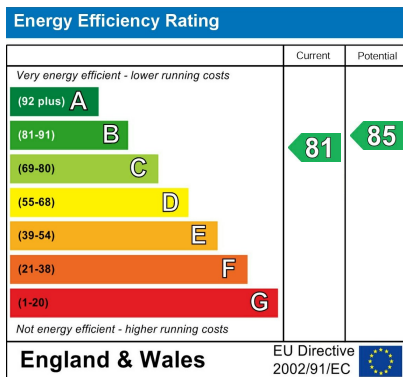


Camellia House, Thakeham Copse, Storrington, West Sussex RH20 3JW

Guide Price £1,000,000 Freehold



- OVER 3,000 SQ.FT ACCOMMODATION (INCLUDING GARAGE)
- ACCOMMODATION WITH GENEROUS RECEPTION ROOMS
- LANDSCAPED REAR GARDEN
- TANDEM LENGTH GARAGE WITH STORAGE ABOVE
- STUNNING HOME BUILT BY MARTIN GRANT HOMES IN 2014
- AMPLE OFF ROAD PARKING
- TRANQUIL LOCATION ON EDGE OF STORRINGTON



Accommodation

Entrance hall * Dining room * Kitchen/breakfast room * Utility room * Study * Sitting room * Conservatory * Stairs to first floor galleried landing * Principal bedroom suite * Ensuite shower room * Bedroom 2 * Ensuite shower room * Bedroom 3 * Shower room * Stairs to second floor * Bedrooms 4 and 5 * Shower room * Attached tandem length garage * Ample off road parking * Landscaped gardens * Summer house, greenhouse, two sheds * EPC rating B

Directions

From the offices of GL & Co in the High Street, Storrington proceed in an easterly direction to the mini-roundabout and turn left onto the B2139. Continue along the Thakeham Road and at the traffic lights, proceed straight ahead. Shortly after at the mini-roundabout by Thakeham First School/Steyning Grammar School, bear right into Rock Road. Continue along Rock Road and take the third turning on the right into Thakeham Copse and the property will be found almost immediately on the right hand side. What3words:///punched.sprouted.ever

The Property

This attractive property with half tile hung elevations is one of just three executive homes built by reputable builders Martin Grant Homes. The property offers spacious accommodation of over 3,000 sq.ft of accommodation (including garage) arranged across three floors, with generous reception space, excellent room sizes and four bathrooms in total. The accommodation comprises storm porch with door into the entrance hall. Centrally positioned the rooms can be found off the hall, which has tiled flooring, a useful cupboard and WC. To the left is the separate dining room with pleasant outlook to the front and this room can also be accessed via double glass pane doors from the kitchen. The luxury kitchen features a range of wall and base units, Neff appliances to include eye level double oven with combi-oven above, an island with five ring gas hob inset, full height larder fridge and separate freezer, and there is ample space for table and chairs. From the kitchen area double doors lead out onto the patio terrace and a door to the rear leads into a utility room with space and plumbing for a washing machine and further appliance. There is a door leading into the garden as well as a personal door into the garage. To the right of the hall and also with a front aspect is a study with double doors leading into the sitting room, which can also be access from the hall. The sitting room benefits from a multi fuel burner with stone surround and hearth and double doors to the rear leading into the conservatory, which has further doors out to the patio. Stairs from the hall lead to the first floor galleried landing, The generous principal suite has a walk through dressing area with double mirror fronted wardrobes. The luxury ensuite has underfloor heating, a double walk-in shower and white sanitary ware by Villeroy and Boch. Bedroom two can be found to the opposite end off the landing, which is again a generous double with mirror fronted wardrobe and door into an ensuite shower room finished to the same exacting standards with double walk-in shower and underfloor heating. There is a further double bedroom and a bathroom with panel enclosed bath, shower screen and attachment above. From the landing stairs lead to the second floor where there are two further double bedrooms, both with Velux windows and these are served by a shower room with corner shower.



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Outside

To the front of the property a brick paved driveway provides off road parking and turning for several vehicles. There is an attractive array of shrubs and flowers providing screening to the front as well as more interspersed adjoining the property. The garage has an electric Hormann sectional door and is tandem in length, has power and light as well as storage above. The stunning rear garden has a generous patio area across the rear of the property and the majority of garden is laid to level lawn, having undergone considerable improvement by the current owners. Steps lead through the lawn to a wisteria clad pergola and onto a sheltered seating area ideal for enjoying the peace and tranquility of this lovely location. There is a summer house, separate greenhouse and two sheds, and there is a variety of roses by David Austin. There are further attractive shrubs and flowers and the garden is fence enclosed to all aspects.

Situation

Storrington is a thriving large village in a picturesque setting at the foot of the South Downs, conveniently close to the Horsham/Worthing A24 and motorway networks, yet it still retains a village atmosphere. There is a mainline station in Pulborough, approximately five miles to the west. Storrington has comprehensive shopping facilities including a Waitrose store, restaurants, cafes including Costa, two pubs and there are primary schools and years seven and eight of Steyning Grammar School, churches, a bank, a modern doctors' surgery, dental practices, opticians, two veterinary practices, library and a museum.

Sporting and Recreation

Storrington provides an extremely wide and varied range of social and sporting activities including a Tennis Club with adult and junior coaching and Chanctonbury Leisure Centre. Numerous other clubs, charities and associations thrive in the area. Nearby there is gliding at Parham and golf at the West Sussex Golf Club in Pulborough, together with opportunities for riding and walking on the South Downs National Park. Of special note is the large RSPB nature reserve at Wiggonholt Brooks between Storrington and Pulborough.

Services

All mains are connected. According to Ofcom for this address Ultrafast broadband is available. Highest download speed is 1000 Mbps.

Council Tax

Council Tax Band G. Please contact Horsham District Council on (01403) 215100

Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

Disclaimer

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, GL & Co. Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.





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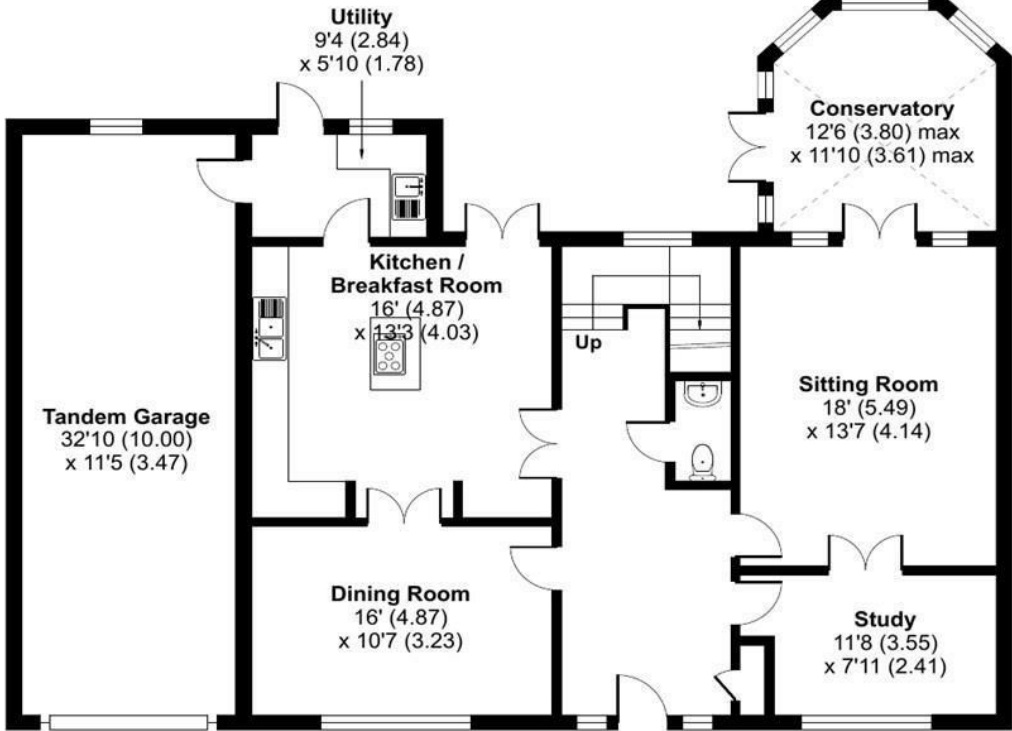
Thakeham Copse, Pulborough, RH20

Approximate Area = 2605 sq ft / 242 sq m
 Limited Use Area(s) = 253 sq ft / 23.5 sq m
 Garage = 373 sq ft / 34.7 sq m
 Total = 3231 sq ft / 300.2 sq m

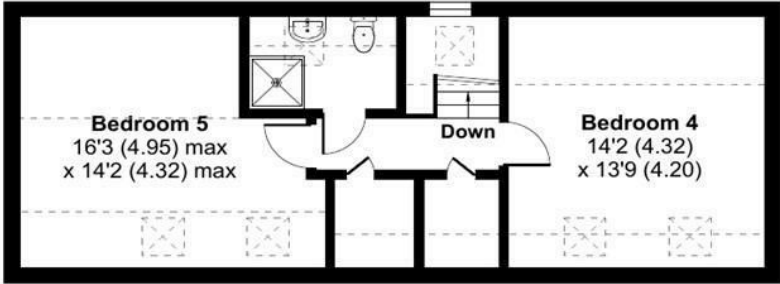
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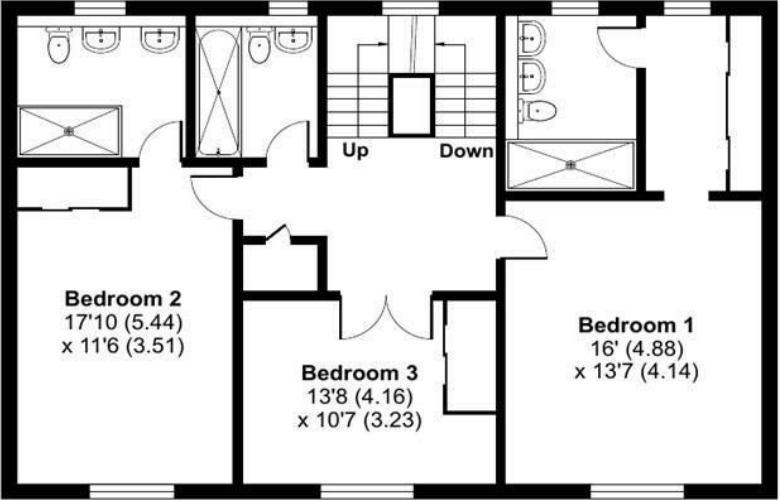
Denotes restricted head height



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for GL&CO Estate Agents. REF: 1268421

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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