42 Linfield Copse | Thakeham | West Sussex | RH20 3EU

FOWLERS
ESTATE AGENTS

42 Linfield Copse

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PRICE GUIDE £500,000 TO £525,000

A well presented four bedroom detached family home, located within a cul-de-sac in this quiet development close to Thakeham village with its local pub, newly built shop/cafe at Abingworth Meadows. Accommodation comprises: sitting room, dining room, open plan kitchen/breakfast room, en-suite to main bedroom and family bathroom. Outside, there is driveway parking leading to an attached single garage. The rear garden is beautifully kept and being a feature of the property.

- A well presented family home
- Quiet cul-de-sac Location
- Four Bedrooms
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Open plan Kitchen/Breakfast Room
- Integrated appliances
- En-suite to Main Bedroom
- Family Bathroom
- Gas Fired Central Heating
- Beautiful well-kept Gardens
- Attached Garage
- Driveway Parking
- Viewing recommended
- No forward chain

Entrance uPVC double glazed front door to:

Entrance Hall Part tiled flooring, covered radiator, understairs storage cupboard.

Ground Floor Cloakroom WC, radiator, wash hand basin.

Sitting Room 17' 7" x 11' 2" (5.36m x 3.4m) Radiator, double glazed windows, feature carved wood fireplace with marble hearth, part glazed double doors through to:

Dining Room 10' 7" x 10' 0" (3.23m x 3.05m) Radiator, double glazed French doors leading to stone terrace and gardens.

Open Plan Kitchen/Breakfast Room 16' 6 maximum" x 15' 4 maximum" (5.03m x 4.67m)

Kitchen Area Extensive range of wall and base units with inset stainless steel single drainer sink unit with range of working surfaces with drawers and cupboards under, integrated 'Bosch' fan assisted oven and grill, integrated dishwasher, integrated fridge/freezer with pull-out drawer rack, uPVC double glazed door to gardens.

Breakfast Area Radiator, double glazed window.

Stairs to:

First Floor Landing Access to loft space, shelved linen cupboard with pressurised cylinder.

Main Bedroom 18' 0 maximum" x 14' 2 maximum" (5.49m x 4.32m) Double glazed windows, radiator, range of built-in wardrobe cupboards, door to:

En-Suite Shower Room Enclosed shower cubicle with fitted independent shower unit, w.c., pedestal wash hand basin, part tiled walls, heated chrome towel rail.

Bedroom Two 12' 7" x 9' 1" (3.84m x 2.77m) Radiator, double glazed windows.

Bedroom Three 10' 6" x 10' 4" (3.2m x 3.15m) Radiator, double glazed windows.

Bedroom Four 9' 10" x 9' 2 maximum" (3m x 2.79m) Radiator, double glazed windows.

Family Bathroom Inset bath, low level w.c., part tiled walls, pedestal wash hand basin, extractor fan.

Outside

Front Garden Tarmac driveway parking for two vehicles, leading to:

Attached Single Garage 15' 11" x 9' 0" (4.85m x 2.74m)

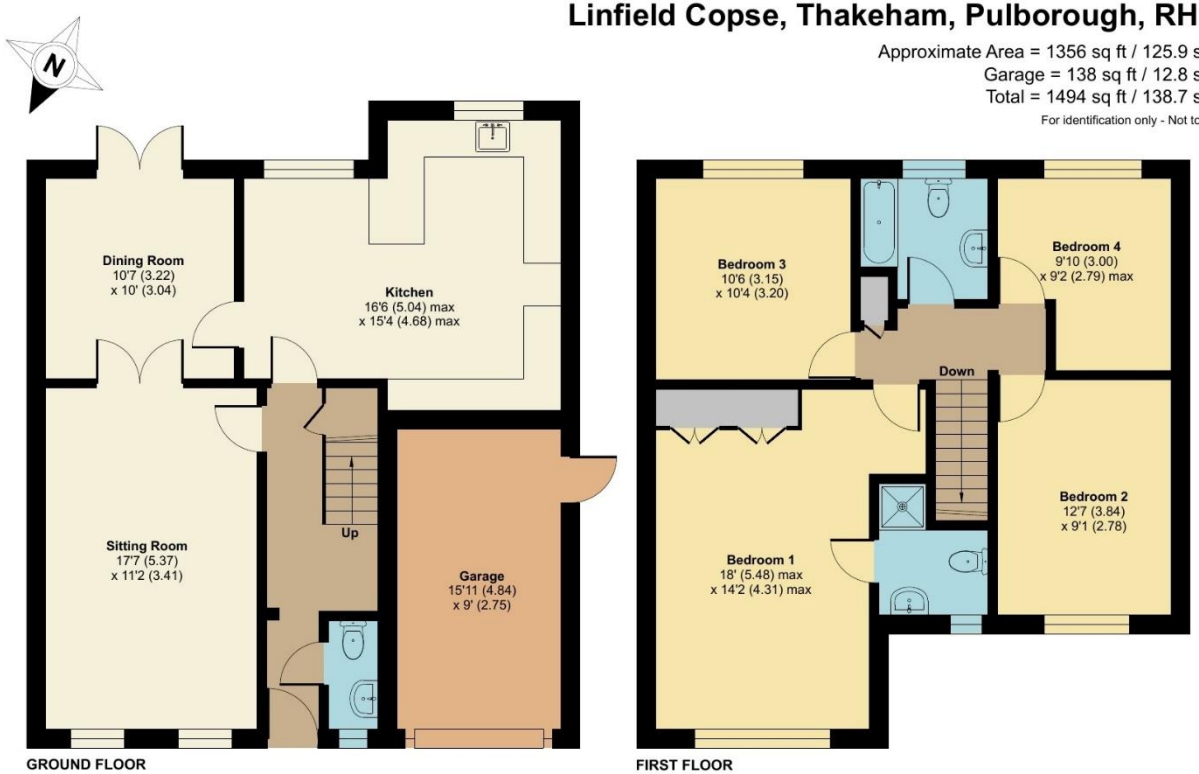
Rear Garden Attractive well-kept garden with paved terraced area, trellising with roses, shaped lawned area, timber summerhouse, enclosed by fence panelling, offering a high degree of privacy, side storage area.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:
https://what3words.com
///squaring.consoles.staple

EPC Rating: Band C.

Linfield Copse, Thakeham, Pulborough, RH20

Approximate Area = 1356 sq ft / 125.9 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 1494 sq ft / 138.7 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). ©nichecom 2026. Produced for Fowlers Estate Agents. REF: 1478213

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

Managing Director:
Marcel Hoad

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