



The Hillocks Hillside Walk | Thakeham | Pulborough | RH20

2111





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£875,000

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VENDOR SUITED

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE DETACHED FAMILY HOME IN THAKEHAM.

LOCATED IN A PRIVATE ROAD AND SET IN A 1/3 ACRE PLOT THE PROPERTY BOASTS FLEXIBLE ACCOMMODATION SET OVER TWO FLOORS. ON THE GROUND FLOOR THERE IS A LARGE LIVING ROOM OVER LOOKING THE SOUTH WESTERLY GARDENS, DINING ROOM, KITCHEN

- DETACHED FAMILY HOME
- SOUTH WESTERLY ASPECT GARDENS
- QUIET PRIVATE ROAD
- 6 BEDROOMS, 3 BATHROOMS
- DINING ROOM
- CALL NOW TO VIEW 01273 461144
- 14'9 KITCHEN WITH AGA
- STUDY
- 23'3 LIVING ROOM
- DETACHED GARAGE WITH ROOM ABOVE

## PORCH

### ENTRANCE HALL

Doors giving access to Living Room, Kitchen / Breakfast Room, Study, Master Bedroom, W.C., under stairs cupboard, stairs rising to the first floor landing.

### LIVING ROOM

23'3 x 19'9 (7.09m x 6.02m)

Double aspect room, with Southerly and Westerly sliding patio doors looking out on to the rear gardens, exposed brick fireplace with log burner. Glazed double doors leading to

### DINING ROOM

14'1 x 8'11 (4.29m x 2.72m)

Rear aspect window, door leading out onto the rear patio. Door to

### KITCHEN BREAKFAST ROOM

14'9 x 9'11 (4.50m x 3.02m)

Extensive range of wall and base units, work surfaces, inset sink unit, integrated dish washer, 4 oven Aga, breakfast bar area, front aspect window with views over the gardens, door to

### BOOT ROOM

Door leading out onto the gardens, door to

### UTILITY ROOM

10' x 5'4 (3.05m x 1.63m)

Range of wall and base units, work surfaces, inset sink unit, space and plumbing for appliances, rear aspect window.

## STUDY

13'5 x 8'1 (4.09m x 2.46m)

Rear aspect window.

## MASTER BEDROOM

18'1 x 13'3 (5.51m x 4.04m)

Front aspect window, door to

## EN-SUITE

Matching suite, panel enclosed bath with shower attachment, pedestal wash hand basin, love level W.C. side aspect obscure glass window.

## FIRST FLOOR LANDING

Doors giving access to all rooms, loft access, 2 double built in cupboards.

## BEDROOM 2

15'6 x 8 (4.72m x 2.44m)

Front aspect window with views over the gardens.

## BEDROOM 2

13'1 x 8 (3.99m x 2.44m)

Front aspect window with views over the gardens.

## BEDROOM 4

12'8 x 8'3 (3.86m x 2.51m)

Rear aspect window with views over the gardens, Southerly aspect Velux window, eaves storage.

## BEDROOM 5

8'7 x 8 (2.62m x 2.44m)

Westerly aspect Velux window, eaves storage.

## BEDROOM 6

7'6 x 8'7 (2.29m x 2.62m)

Westerly aspect Velux window, eaves storage.

## BATHROOM

Matching suite, panel enclosed bath pedestal wash hand basin, love level W.C., Westerly aspect Velux window.

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Matching suite, panel enclosed bath pedestal wash hand basin, love level W.C., Westerly aspect Velux window.

## OUTSIDE

### DETACHED DOUBLE GARAGE

### DOUBLE GARAGE

With power and light, metal up and over door. Personal door, with stairs leading to

### ROOM ABOVE GARAGE

16'6 x 15'5 (5.03m x 4.70m)

Easterly aspect Velux window.



## Hillside Walk, Storrington, Pulborough, RH20

Approximate Area = 2310 sq ft / 214.5 sq m  
 Limited Use Area(s) = 92 sq ft / 8.5 sq m  
 Garage = 260 sq ft / 24.2 sq m  
 Total = 2662 sq ft / 247.2 sq m  
 For identification only - Not to scale



### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC