



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

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ESTATE AGENTS



# Camellia House

Thakeham Copse | Storrington | West Sussex | RH20 3JW

GUIDE PRICE £950,000 TO £975,000

A substantial family home located on the fringes of Storrington village within a short distance of National trust land. Accommodation extends to just under 3000sqft with five double bedrooms arranged over three floors and comprising: spacious reception hall, sitting room with feature wood burner and doors opening into a uPVC conservatory, dining room, study, kitchen with integrated appliances and quartz working surfaces and utility room. Upstairs there are main bedroom and bedroom two with en-suites together with a family bathroom. The second floor has two further bedrooms and a family shower room. Outside there is driveway parking to the front leading to a tandem garage with beautifully kept west aspect rear garden offering a good degree of privacy.

- Substantial Family Home
- Close to National Trust land
- Extending to just under 3000sqft
- Five double Bedrooms
- Spacious Reception Hall
- Sitting Room with feature wood burner
- Dining Room
- Study
- uPVC Conservatory
- Kitchen/Breakfast Room
- Integrated appliances
- Utility Room
- En-suites to Main and Bedroom 2
- Family Shower Room
- Beautiful west aspect Garden
- Tandem Garage

**Entrance** Front door to:

**Reception Hall** Porcelain tiled flooring, two radiators, built-in cloaks cupboard housing electric meters, understairs recessed area.

**Ground Floor Cloakroom** WC, pedestal wash hand basin, radiator.

**Sitting Room** 18' 0" x 13' 7" (5.49m x 4.14m)  
Feature cast iron open fireplace with stone surround and hearth, two radiators, double glazed window, double glazed doors leading to:

**Conservatory** 12' 6 maximum" x 11' 10 maximum" (3.81m x 3.61m) Of brick and uPVC construction with porcelain tiled flooring, door leading to terrace and gardens, double doors through to:

**Study** 11' 8" x 7' 11" (3.56m x 2.41m) Radiator, double glazed windows.

**Dining Room** 16' 0" x 10' 7" (4.88m x 3.23m)  
Double glazed windows, radiator, glazed double doors leading through to:

**Kitchen/Breakfast Room** 16' 0" x 13' 3" (4.88m x 4.04m) Range of wall and base units with quartz working surfaces, one and half bowl single drainer sink unit with chrome mixer tap and groove drainer, integrated stainless steel 'NEFF' fan assisted oven and electric grill, integrated double fridge and freezer with pull-out drawer rack, integrated dishwasher, central island with quartz working surface with built-in storage with drawers and cupboards under with inset five ring gas hob with 'NEFF' stainless steel and glass extractor over, porcelain tiled flooring, radiator, uPVC double doors leading to terrace and garden.

**Utility Room** 9' 4" x 5' 10" (2.84m x 1.78m)  
Radiator, stainless steel single drainer sink unit, space and plumbing for washing machine and tumble dryer, working surfaces, wall-mounted 'Gloworm' boiler with 24 hour programmer and controls, double glazed door leading to garden, door accessing garage.

**Stairs to:**

**First Floor Landing** Radiator, shelved linen cupboard housing pressurised cylinder.

**Main Bedroom** 16' 0" x 13' 7" (4.88m x 4.14m)  
Radiator, double glazed windows, archway through to:

**Walk-through Dressing Area** Floor to ceiling sliding mirrored wardrobe cupboards, radiator, door leading to:

**En-Suite Shower Room** Walk-in double shower with folding glass and chrome screen with fitted independent shower unit, twin wall-mounted wash hand basins, push flow w.c., part tiled walls, heated chrome towel rail, porcelain tiled flooring, concealed spot lighting.

**Bedroom Two** 17' 10" x 11' 6" (5.44m x 3.51m)  
Radiator, uPVC double glazed windows, sliding floor to ceiling mirrored wardrobe cupboards, door leading to:

**En-Suite Shower Room** Walk-in double shower with sliding glass and chrome screen with fitted shower attachment, twin wall-mounted wash hand basins, push flow w.c., heated chrome towel rail, part tiled walls, shaver point, porcelain tiled flooring.

**Bedroom Three** 13' 8" x 10' 7" (4.17m x 3.23m)  
Radiator, uPVC double glazed windows, floor to ceiling sliding mirrored built-in wardrobe cupboards.

**Family Bathroom** Inset bath with fitted shower attachment with folding glass and chrome screen, push flow w.c., wall-mounted wash hand basin, tiled flooring, part tiled walls, heated chrome towel rail, extractor fan, double glazed windows.

**Stairs Leading to:**

**Second Flooring Landing** Velux window, radiator, two built-in storage cupboards.

**Bedroom Four** 14' 2" x 13' 9" (4.32m x 4.19m)  
Velux windows, radiator.

**Bedroom Five** 16' 3 maximum" x 14' 2 maximum" (4.95m x 4.32m) Velux windows, radiator.

**Shower Room** Separate enclosed shower with folding glass and chrome screen with fitted independent shower unit, wall-mounted wash hand basin, push flow w.c., heated chrome towel rail, part tiled walls, porcelain tiled flooring, Velux window.

**Outside**

**Front Garden** Shaped landscaped gardens, brick paved driveway for several vehicles, leading to:

**Attached Single Double Length Garage** 32' 10" x 11' 5" (10.01m x 3.48m) Double length garage with automatic security roller door, power and light.

**Rear Garden** Offering a good degree of privacy, being westerly aspect, attractive flower and shrub borders with shaped lawned areas, screened with pergola, rosary, screened by fence panelling and mature trees and shrubs, greenhouse, paved terraced area.

**EPC Rating:** Band B.

**Directions**

'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property:

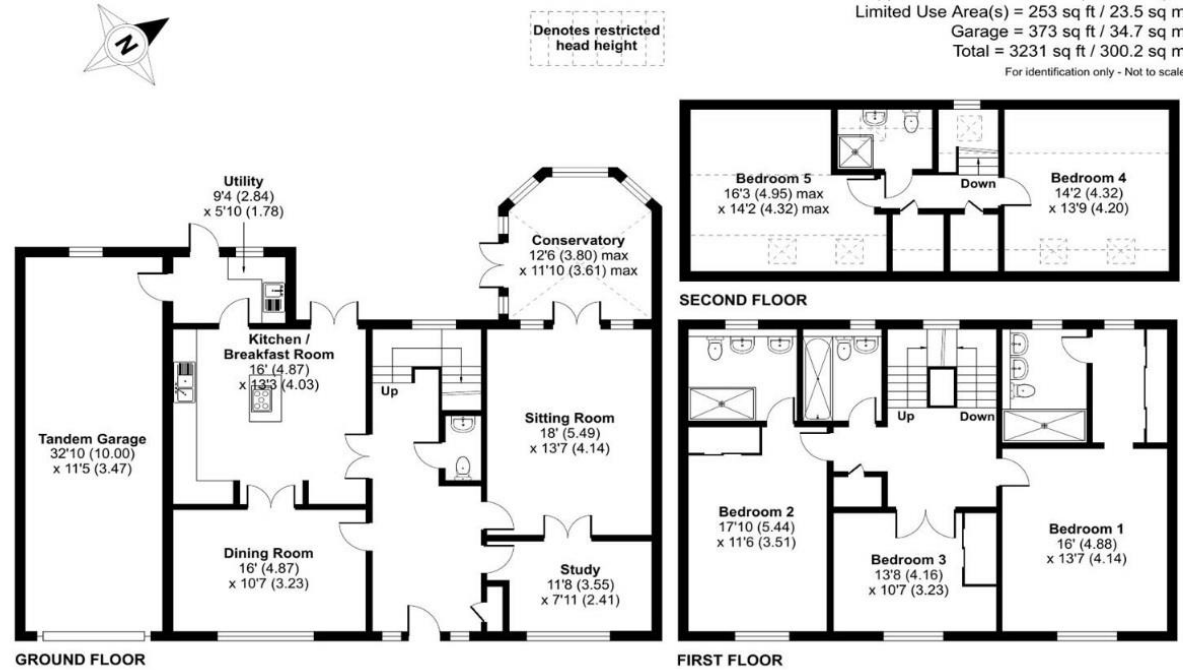
<https://what3words.com>  
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## Thakeham Copse, Pulborough, RH20

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  
 For identification only - Not to scale



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