



# Woodmans Rough

Merrywood Lane, Thakeham, West Sussex, RH20 3HD



# Woodmans Rough

Merrywood Lane, Thakeham, West Sussex, RH20 3HD

A stunning family home extending to over 4300 sq ft on the edge of the South Downs, adjacent to well established woodland.

 6  5  3  D

- ▶ Beautifully presented large family home dating from the 1930's, only three owners over time. A gem of a property and a rare opportunity to purchase
- ▶ Surrounded by ancient woodland and within walking distance of Storrington village and only 20 minute's drive from Pulborough Station
- ▶ Well appointed reception space including a beautiful drawing room with bay window and a stunning dining room, both with feature fireplaces
- ▶ Magnificent kitchen with stable door to garden, granite worktops, wood burner and ample space for dining table and relaxing space
- ▶ Large cinema room with solid oak flooring and surround sound
- ▶ Two study rooms to ground floor ideal for working from home
- ▶ Large utility room with direct access to garden and separate staircase to games room
- ▶ Principal bedroom suite with bathroom, dressing room and balcony. Guest bedroom with en-suite, three further bedrooms and family bathroom
- ▶ First floor games room or potential annex accommodation
- ▶ Double garage and ample gated driveway parking. Delightful, secluded gardens, large patio terrace

To arrange a viewing call **01730 774152**  
View details online at [henryadams.co.uk](http://henryadams.co.uk)

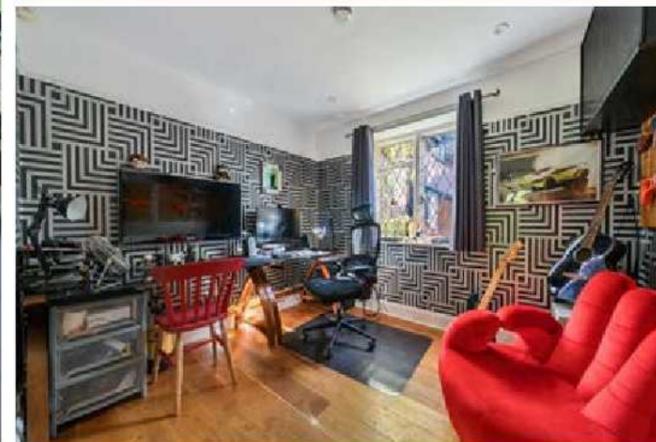
## Woodmans Rough

Nestling on the edge of the South Downs, this exceptionally presented 5 Bedroom Detached House stands as a testament to elegance and sophistication. A beautifully extended and improved 1930's family home, enriches its striking character and exudes a timeless rural charm, boasting only three owners so is a rare find. The well-appointed living space is a blend of tradition and modernity. Its charming drawing room is a space of refined sophistication and quiet opulence, designed for relaxation, entertaining and conversation. A bay window adds a layer of depth and charm, exuding natural light, serving as a beautiful focal point. The Cotswold stone fireplace is an elegant architectural feature. The dining room is truly stunning, with a polished wooden floor, anchored by an elegant stone fireplace with an open fire. Ideal for both formal and Informal occasions. The kitchen is a culinary haven with rangemaster cooker, integrated De Dietrich appliances and bespoke French oak hand painted units, paired with luxurious granite countertops. This spacious kitchen acts as a central hub, with a dining area and a relaxing coffee area with views overlooking the garden. It also features a stunning wood burner for those chilly mornings or intimate dinners. Leading through art deco double doors is the cinema room boasting a solid oak floor and large screen TV with surround sound speakers, to convey a high-quality experience. Adding to the allure of the ground floor are two separate studies offering an ideal environment for remote working. Additionally, the property has a large dual aspect utility room with a Belfast sink and direct access to the garden.

On the first floor is the principal suite which includes the master bedroom with French doors opening out on to the balcony, giving a lovely aspect over the garden and ancient woodland. The en-suite bathroom includes a deep soaking tub and a luxury tiled shower area. The final part of the Principal Suite is the large separate dressing room which stages a 'boutique like' feel and includes extensive fitted wardrobes. This floor also includes a guest bedroom with en suite and three further double bedrooms and a primary bathroom with a lime oak fitted cabinet, bath, and shower. An additional staircase from the utility room leads to a separate part of the first floor which unveils a large games room that is a versatile space and could serve as potential annex accommodation.

The outdoor space of this property is a haven of relaxation and entertainment, featuring delightful, secluded gardens, surrounded by woodland, providing a serene backdrop and escape from every-day life. The large patio terrace offers the perfect spot for al fresco dining and outdoor gatherings, while the expansive grounds provide plenty of space for outdoor activities and children's play. The property's large double garage, with fitted units and ample gated driveway parking cater to the needs of modern living, offering convenience and security. From the historic charm of the 1930s architecture to the modern amenities and spacious layout, this property is a rare find that seamlessly combines comfort and style. Don't miss the opportunity to make this exceptional property your own and live the life of luxury you deserve.







## Location

The property is situated in between the villages of Storrington and Thakeham. Storrington village lies in the lea of the South Downs National Park and has an established range of shops including Waitrose, Costa and a number of independent shops and HSBC bank. There is a health centre and various sporting activities including football club, Pulborough Rugby Club, tennis club and not forgetting the South Downs for walking or cycling or the National Trust Sullington Warren or Sandgate Country Park. The towns of Horsham and Worthing are about 15 and 11 miles respectively with good access to the A24. The area around provides a wider range of sporting and recreational facilities with West Sussex Golf Club and other golf clubs further afield at Cowdray Park and Goodwood. Of special note is the RSPB nature reserve at Wiggonholt Brooks. The area also has bowls and cricket clubs. There is gliding at nearby Parham, theatres at Chichester, Horsham and Worthing and sailing centres all along the coast.

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.



Approximate Area = 3961 sq ft / 367.9 sq m

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Garage = 409 sq ft / 37.9 sq m

Total = 4382 sq ft / 406.9 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 2025. Produced for Henry Adams. REF: 1348954



Coast &  
Country  
Henry Adams

To arrange a viewing call **01730 774152**. View details online at [henryadams.co.uk/coastandcountry](https://henryadams.co.uk/coastandcountry)

**Residential** / Commercial / Rural / Development / Auctions