



## Timbers Lake Lane

Barnham, PO22 0AD

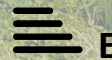
**£425,000**

NO CHAIN. INDIVIDUAL CHARACTER PROPERTY. FEATURE GARDENS & ADDITIONAL AGRICULTURAL LAND. An opportunity to buy a ready to move into detached family home in the heart of Barnham Village, with a wealth of character features. Benefits include: entrance hall; cloakroom; spacious living room with archway to dining area; "plant-house" style conservatory opening onto the south-westerly facing main garden; modern fitted kitchen with utility area and side access door to low maintenance seating area with outbuildings, access path and gate to detached garage and parking area; ground-floor bedroom with built-in cupboard; family bathroom with shower over bath; two double first-floor bedrooms. Outside to the front a path connects the gardens on both sides of the property and provides access to the main entrance. The additional parcel of agricultural land, to the rear of the property, backs onto fields with outlook towards the South Downs; with separate road access, it can also be accessed via a footbridge over the chalk stream. Riparian responsibilities of stream as per the Environmental Agency regulations. Conveniently situated a short walk to Barnham with its shops, schools, amenities, mainline train station and bus routes to the wider community. EPC - E. Council Tax Band - D. Tenure - freehold. Gas central heating. Total plot size 0.27 acre.

- Detached character property
- 3 double bedrooms
- Kitchen
- Living area
- Dining area
- Conservatory
- Family bathroom
- Cloakroom
- Detached garage & parking
- Mature feature gardens, outbuildings plus additional parcel of agricultural land

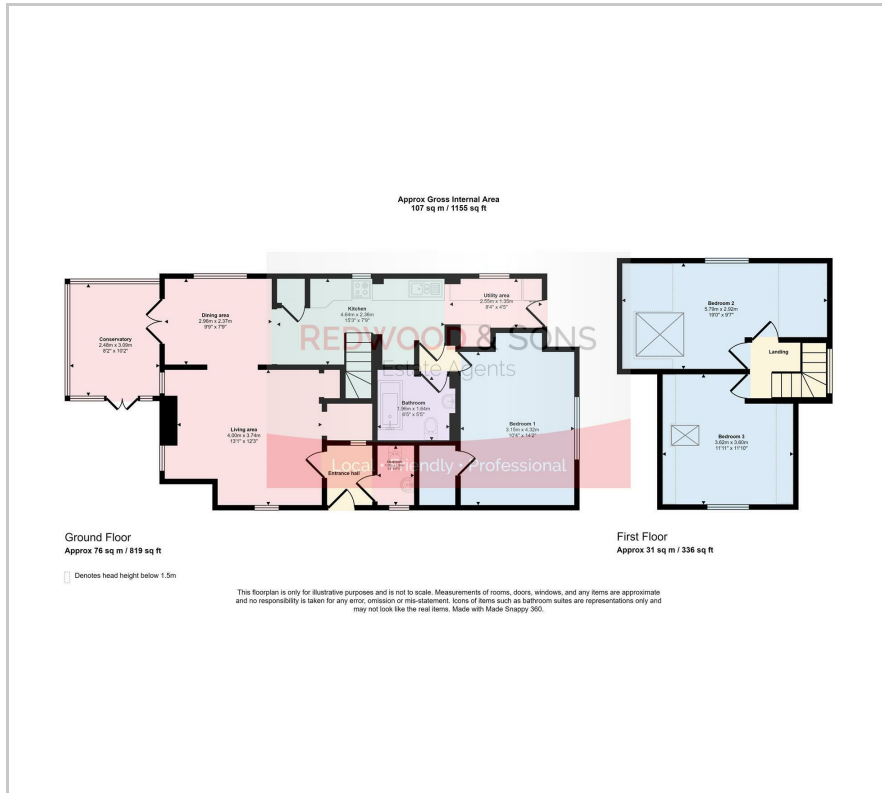
### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.





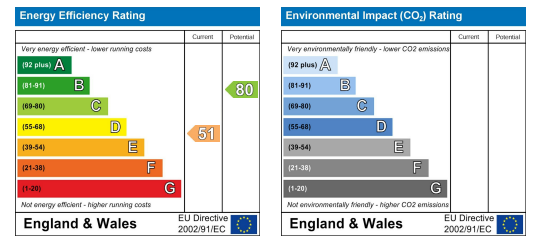
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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