

# REDWOOD & SONS

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## 1 Bluebell Woods Lake Lane

Barnham, PO22 0BZ

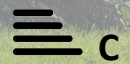
**Offers over £595,000**

**FLEXIBLE ACCOMMODATION. SEMI-RURAL LOCATION.** Benefits of this family home include: entrance porch; hallway with understairs cupboard; spacious fitted kitchen / dining / family room; garden room with access doors to rear garden; good-sized separate living room with door to rear garden; utility room with side access door to garden; ground floor bedroom / study; shower room. Upstairs are two further bedrooms, one with a range of fitted wardrobes; wet-room. Outside to the front parking is available for 3/4 cars on the block-paved driveway, pathway to main entrance, shrub borders, shed and two access gates to the sizeable feature rear garden with mature shrub borders, area of lawn, decked and paved seating areas, greenhouse plus bridge over chalk stream leading to area of ancient woodland. The property is subject to riparian responsibilities: To pass on water flow without obstruction, pollution or diversion that would affect the rights of others and to maintain the banks and bed of the watercourse (including any trees and shrubs growing on the banks) and any flood defences that exist on it. The approach to the property is via a private road providing access to three properties. A garden water reserve system has been installed underneath the decked area. EPC - C. Tenure - Freehold. Council Tax - E.

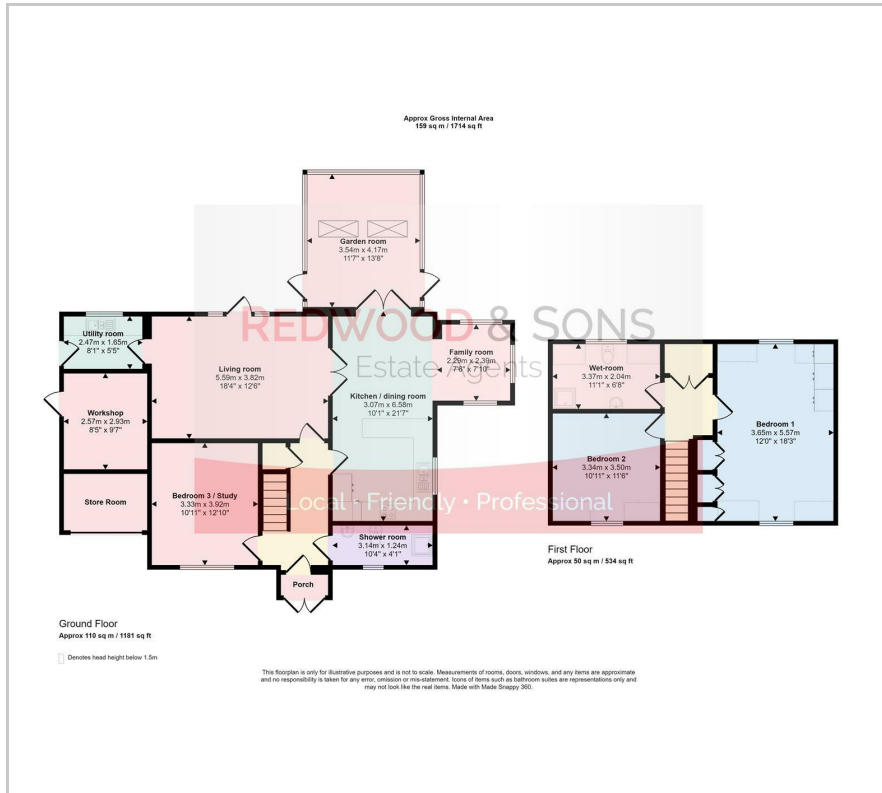
- Detached chalet-style bungalow with flexible accommodation
- Three bedrooms - two first-floor & one ground-floor / study
- Kitchen / dining / family room
- Living room
- Garden room
- Ground-floor shower room
- First-floor wet-room
- Utility room & workshop
- Garden & parking for several cars
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes

### Viewing

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



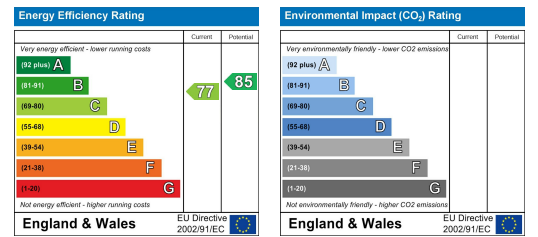
# Floor Plan



# 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.

36 Barnham Road, Barnham, West Sussex, PO22 0ES  
 01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk