

# REDWOOD & SONS

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## 15 Songthrush Lane

Barnham, PO22 0FB

**Asking price £675,000**

IMMACULATE EXTENDED FAMILY HOME IN THE HEART OF BARNHAM VILLAGE. SOUTH-FACING GARDEN. This detached property has been extended by the current owners providing sizeable living space to complement the generous sleeping accommodation. Ground floor accommodation includes: entrance hall; stylish fitted kitchen; living room with feature fireplace; dining room opening onto family room with bifold doors to rear garden; utility room with access door to rear garden; cloakroom. First floor accommodation includes: bedroom suite comprising double bedroom, dressing area with built-in wardrobes and ensuite shower room with two washbasins; two further double bedrooms both with fitted wardrobes; family bathroom. Second floor accommodation includes: two double bedrooms; shower room. Outside to the front is a low-maintenance area with artificial grass, shrub border and paved path to main entrance. Ample parking for at least six cars is available on the driveway in front of the double garage. The fully enclosed rear garden is accessed via a gate from the driveway, or through the garage, and has been tastefully landscaped with good-sized patio, area of low-maintenance artificial grass, raised flowerbed plus purpose-built garden bar ideal for relaxing and entertaining family and friends. Close to Barnham Village amenities, schools, shops, mainline train station and bus routes. EPC - B. Council Tax Band - F. Tenure - freehold.

- 5 Double bedrooms - 1 ensuite shower room
- Stylish fitted kitchen
- Family room
- Dining room
- Living room
- Utility room
- Family bathroom
- Second shower room & downstairs cloakroom
- Purpose-built outside bar room
- Garage, parking, front & rear gardens

### Viewing

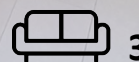
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



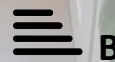
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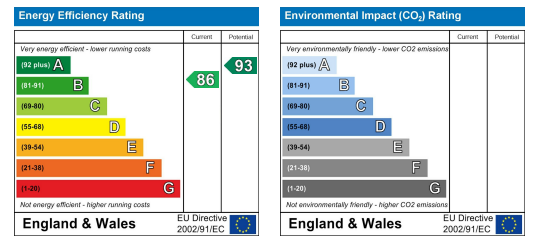
# Floor Plan



# 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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