



Timbers Yapton Lane

Walberton, BN18 0AR

SIZEABLE FAMILY HOME IN WALBERTON VILLAGE. This light and airy property has flexible accommodation, with possible annexe potential, including: entrance hall; study / home office; cloakroom; good-sized dining area; large living room with patio doors to rear garden, opening to the fitted kitchen with range cooker and access door to rear garden; family room with patio doors to rear garden; utility room with access door to integral single garage. The first-floor accommodation includes four double bedrooms, one with ensuite shower room and dressing area; family bathroom with separate shower unit. Outside to the front the gravelled driveway provides access to the main entrance, garage, access gate to rear garden and parking for at least five cars. The rear garden is fully enclosed with large area of lawn, two patios, mature planted borders, trees and summer house / home gym. Ideally situated in the popular Six Villages locality with schools, shops, amenities, Barnham mainline train station and bus routes. EPC - D. Council Tax Band - F. Tenure - freehold.

Price £750,000

Timbers Yapton Lane

Walberton, BN18 0AR



- Detached family house
- Dining area
- Utility room
- Parking for 5 cars, garage, garden & summer house / gym
- Four double bedrooms (one ensuite & dressing area)
- Family room
- Bathroom
- Open-plan kitchen / living room
- Study
- Cloakroom

Entrance hall

6'3" x 7'10" (1.93 x 2.40)

Dining area

15'3" x 11'6" (4.65 x 3.52)

Kitchen

17'1" x 9'8" (5.22 x 2.95)

Living room

10'4" x 26'0" (3.16 x 7.93)

Family Room

9'1" x 18'2" (2.78 x 5.56)

Study

8'4" x 7'4" (2.56 x 2.24)

Utility Room

9'3" x 5'10" (2.82 x 1.78)

Cloakroom

5'11" x 3'11" (1.81 x 1.21)

Bedroom 1

14'7" x 13'1" (4.46 x 4.01)

Dressing area

2'8" x 7'9" (0.83 x 2.38)

Ensuite Shower Room

6'6" x 7'4" (2.00 x 2.26)

Bedroom 2

12'2" x 12'10" (3.72 x 3.92)

Bedroom 3

11'1" x 13'3" (3.39 x 4.05)

Bedroom 4

9'0" x 9'8" (2.75 x 2.95)

Bathroom

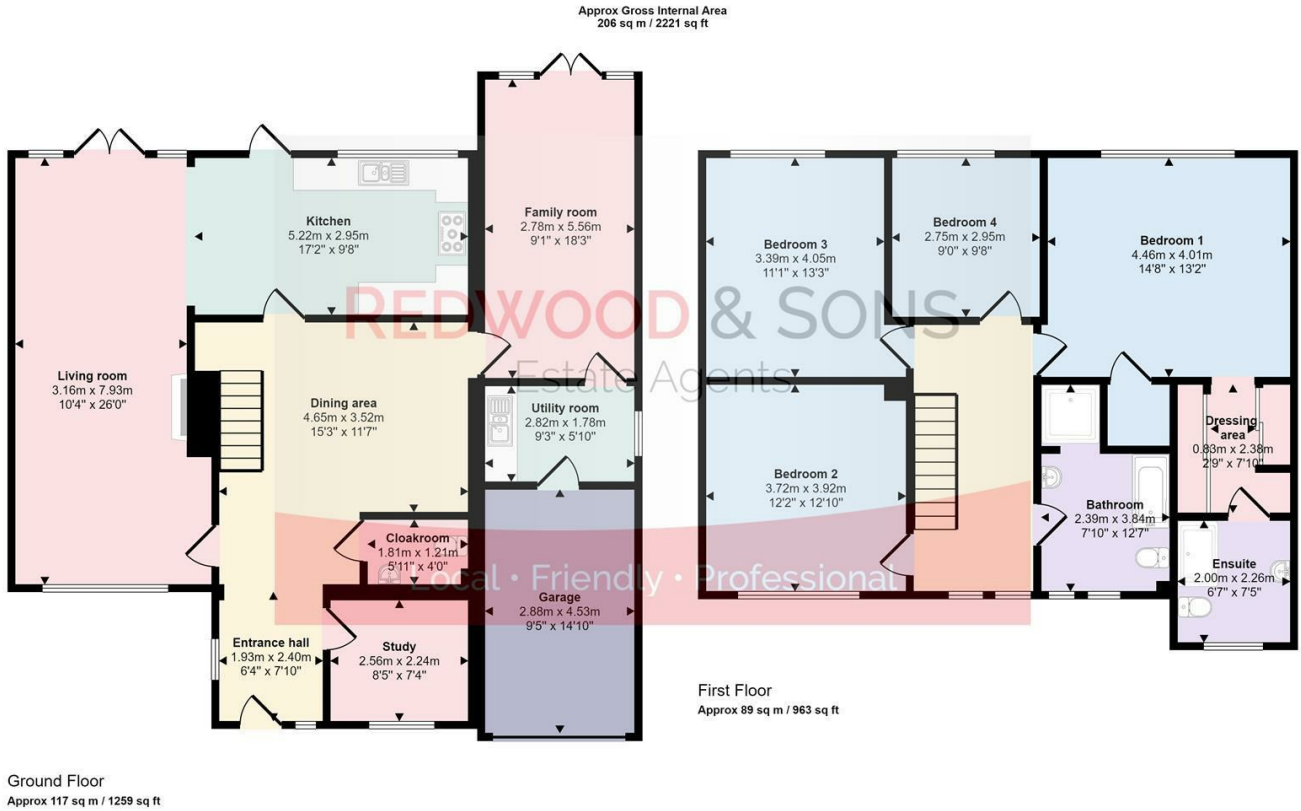
7'10" x 12'7" (2.39 x 3.84)



Directions

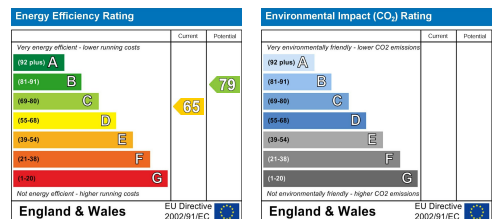


Floor Plan



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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>