



## Field House Church Road

Yapton, BN18 0EN

**Offers over £465,000**

SPACIOUS 5-BEDROOM FAMILY HOME WITH PARKING. Situated within the Six Villages locality, this detached house benefits from the following accommodation: entrance hall; stylish fitted kitchen with integrated oven, gas hob, extractor unit, dishwasher, door to integral garage / store plus access door to rear garden; dining area; spacious dual-aspect living room with door to rear garden; study / snug; utility area; ground-floor shower-room; 5 bedrooms, three with built-in wardrobes; family bathroom with hand-held shower. Outside to the front there is parking for at least four cars and low-maintenance garden with pebbled area either side of steps leading to the main entrance. The rear garden is accessed via a gate to the left-hand side of the property and has a good-sized decked area, patio, lawn, raised beds, tree, pond and garden shed. A short distance from schools, shops, amenities, Barnham mainline train station and bus routes. EPC - D. Council Tax Band - E. Tenure - freehold.

- Detached house
- 5 bedrooms
- Kitchen
- Dining room
- Living room
- Study / snug
- Ground-floor shower room
- Utility
- First-floor bathroom
- Garage / store, front & rear gardens, parking for several cars

### Viewing

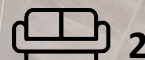
Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



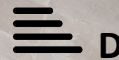
5



2



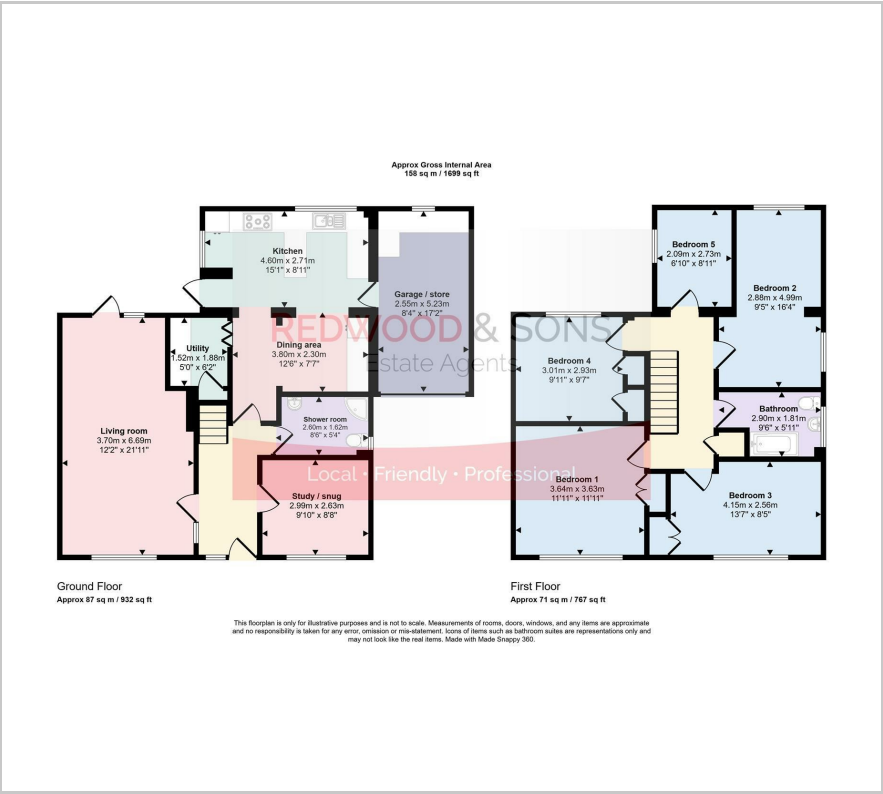
2



D



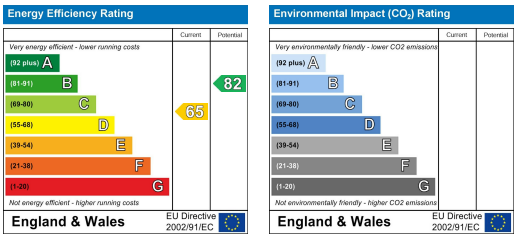
Floor Plan



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