

REDWOOD & SONS

Estate Agents

Local • Friendly • Professional



Sylvan House Church Lane

Barnham, PO22 0BP

EXECUTIVE PROPERTY IN CONSERVATION AREA. Set in 0.61 acre with beautifully maintained gardens, this substantial family home has well-planned spacious accommodation including: storm porch; entrance hall with two storage cupboards; fitted kitchen with island unit overlooking the rear garden; dining room with patio doors to rear garden; spacious living room with bay and side aspect windows offering views of the front and side gardens; study / home office; snug; utility room with access door to rear garden; cloakroom; spacious landing with two additional storage cupboards; two principal bedroom suites both with adjoining dressing areas, one with ensuite bathroom and separate shower, the second with ensuite shower room; three further double bedrooms, two with fitted wardrobes; family bathroom with shower over bath.

The property is approached via a private driveway with parking in front of the double garage and to the front of the property for at least 6 vehicles. The feature gardens surround the property with extensive areas of lawn, mature trees, shrub borders, seating areas, vegetable garden, greenhouse and children's play area providing the ideal space for entertaining family and friends or simply relaxing.

Situated a short distance from St Mary's Church, countryside walks and cycle path, with Barnham Village close-by with its shops, schools, amenities, mainline train station and bus routes. Oil-fired central heating. EPC - TBC. Council Tax Band - G. Tenure - freehold.

Guide price £1,250,000

Local • Friendly • Professional



Sylvan House Church Lane

Barnham, PO22 0BP



- 5-bedroom executive property on 0.61 acre plot
- Dining room
- Utility room & cloakroom
- Close to Barnham Village amenities, shops, schools, mainline train station & bus routes
- Kitchen
- Snug
- Family bathroom plus two ensuites
- Living room
- Study
- Double garage & parking for 6 vehicles

Entrance Hall

Kitchen

10'10" x 10'11" (3.31 x 3.35)

Dining room

15'1" x 11'2" (4.62 x 3.41)

Living room

23'2" x 14'0" (7.07 x 4.27)

Study

10'10" x 9'10" (3.32 x 3.00)

Snug

8'5" x 17'3" (2.57 x 5.27)

Utility

14'3" x 9'5" (4.35 x 2.88)

Cloakroom

5'3" x 4'10" (1.62 x 1.48)

Bedroom 1

18'9" x 14'4" (5.72 x 4.39)

Bedroom 1 dressing area

9'9" x 7'7" (2.99 x 2.33)

Bedroom 1 ensuite

8'7".1049'10" (2.62.320)

Bedroom 2

12'4" x 14'3" (3.78 x 4.36)

Bedroom 2 dressing area

8'2" x 7'8" (2.51 x 2.35)

Bedroom 2 ensuite

7'11" x 5'4" (2.42 x 1.65)

Bedroom 3

11'11" x 9'10" (3.64 x 3.01)

Bedroom 4

10'3" x 10'9" (3.14 x 3.29)

Bedroom 5

13'3" x 7'10" (4.06 x 2.40)

Bathroom

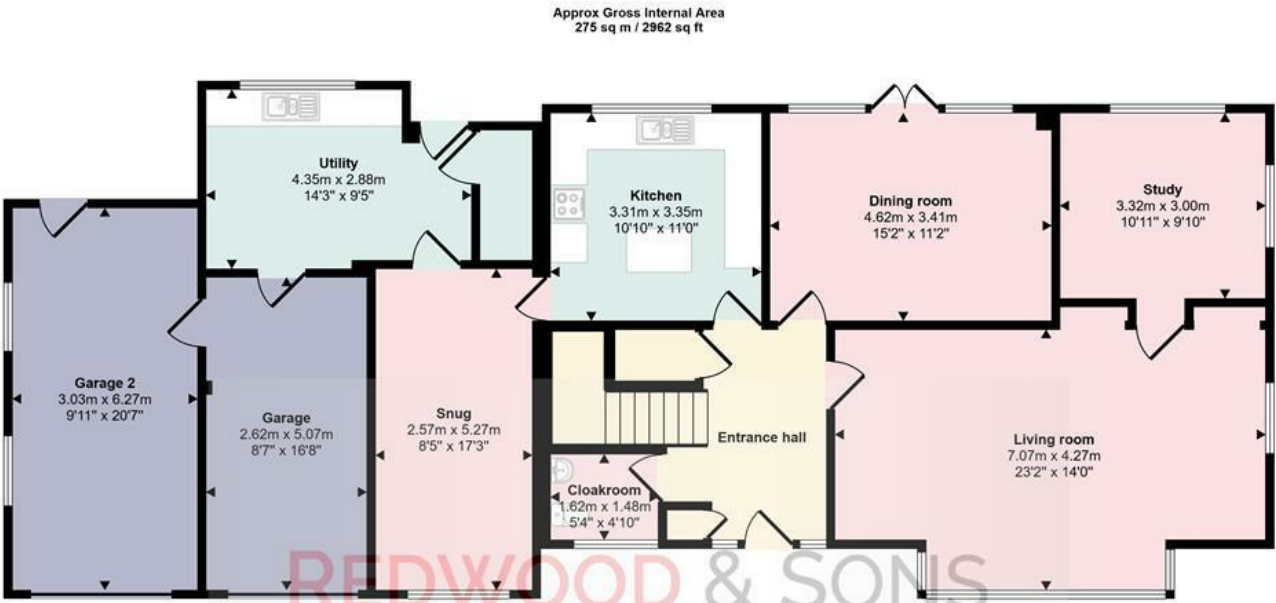
6'9" x 7'9" (2.08 x 2.38)



Directions



Floor Plan



Ground Floor
Approx 147 sq m / 1586 sq ft



First Floor
Approx 128 sq m / 1376 sq ft

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)