



38 Songthrush Lane

Barnham, PO22 0FB

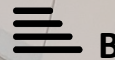
Offers over £580,000

Located in Barnham Village, this detached family home on Songthrush Lane offers a perfect blend of modern living and comfort, providing ample space for family life. Accommodation includes: welcoming entrance hall; cloakroom; study / home office overlooking the front of the property; stylish fitted kitchen, with a range of integrated appliances, including a double oven, hob, extractor unit, dishwasher, and fridge/freezer plus door to utility room with side access door. This culinary haven seamlessly opens into the dining area, enhanced by patio doors to the beautifully landscaped rear garden and double doors leading to the spacious living room, which has additional patio doors, providing a perfect setting for relaxation and family gatherings. The property features four good-sized bedrooms, one of which benefits from an ensuite shower room, while the family bathroom is equipped with a shower over bath. Outside, the property is equally impressive. The front boasts a double garage and parking for two cars, making it ideal for families with multiple cars. The landscaped south-facing rear garden is a delightful retreat, with area of lawn, sizeable patio, attractive shrub borders and summer-house, perfect for enjoying sunny days or entertaining guests. Conveniently situated close to schools, shops, amenities, mainline train station and bus routes. EPC - B. Council Tax Band - E. Tenure - freehold.

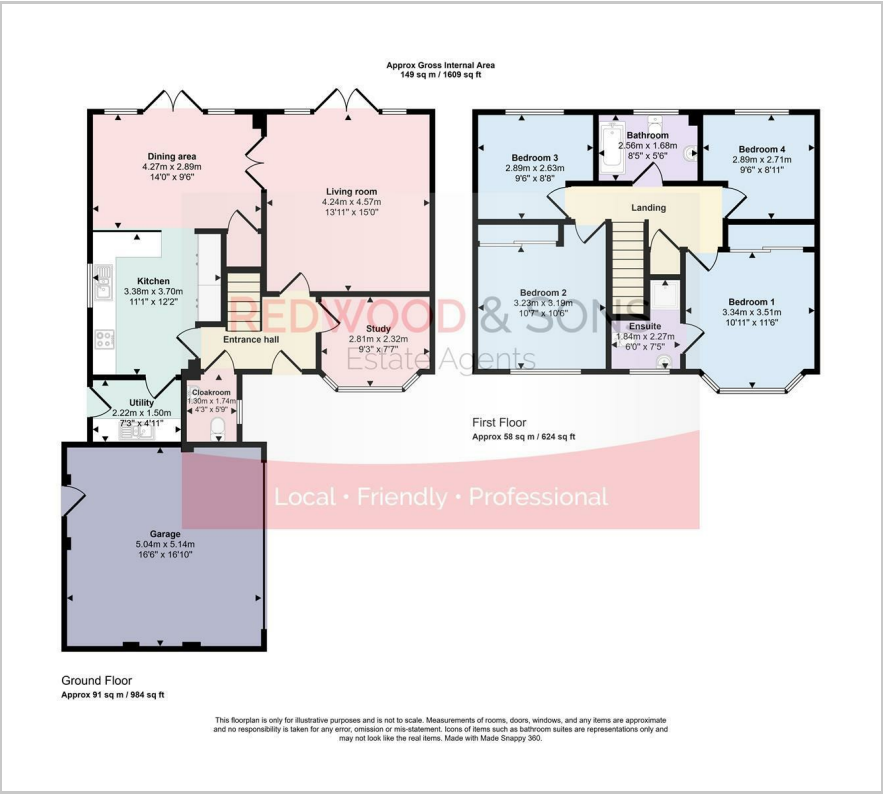
- Detached 4-bedroom house
- Double garage & driveway
- Kitchen / dining room
- Living room
- Study
- Utility
- Cloakroom
- Ensuite shower room & separate family bathroom
- Landscaped rear garden with summer-house
- Close to Barnham Village schools, shops, amenities, mainline train station & bus routes

Viewing

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



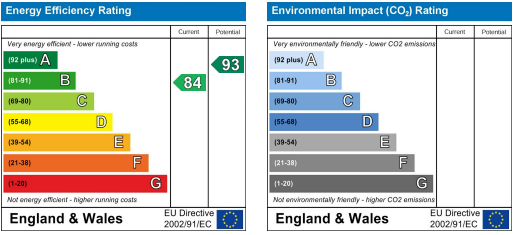
Floor Plan



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.

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