



**Smugglers Way,
Barns Green, RH13 0PP**

**Asking Price Of
£525,000**

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

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LOCATION

The property is situated at the heart of the popular semi-rural village of Barns Green, centred around a traditional village green and parish hall, with excellent local amenities including shop/post office, public house and excellent primary school.

The village sits between the larger villages of Billingshurst (approximately 3.5 miles away) and Southwater (under 3 miles away), while Horsham is just over 4 miles distant. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre.

There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Christ's Hospital Station (2.5 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

The front door of this superb property opens into a spacious entrance hall allowing access to all rooms on the ground floor whilst providing ample space for furnishings and for removing coats and shoes before entering. The lounge/diner measures at over 24ft in length, more than easily allowing for sofas and a sizeable dining table. An attractive bay window to the front floods the space with natural light which is enhanced by the glazed sliding doors to the rear offering access to the garden. Within the lounge area, a central fireplace offers an attractive feature. The extended kitchen is separate from the lounge/diner and

provides a range of floor and wall mounted units with plenty of work surface space and storage. A central breakfast bar can also be found within the kitchen along with an additional storage cupboard. Access to the side of the property is offered through a door from the kitchen. An additional bonus to the downstairs accommodation is the shower room complete with a walk in shower, toilet and basin. The current owners have converted the garage to create an additional reception room or fifth bedroom, depending on how you wish to use the space. The conversion has been done beautifully and a large window floods the space with natural light while built in storage offers plenty of space.

Moving upstairs, this extended home offers four generous bedrooms all of which can accommodate a double bed and additional furnishings with two of the rooms also boasting built in wardrobes. All bedrooms are accessed from the large landing space which is light and airy adding to the appeal of the property. Finally, completing the living accommodation is the generous family bathroom with a white suite and shower over the bath.

OUTSIDE

To the front of the property you will find a very generous driveway which has been enlarged by the current owners and provides ample parking for numerous vehicles to fit comfortably. A side gate allows access through to the stunning landscaped rear garden. The current owners have created a stunning outside entertaining space which offers a bit of everything. A large patio surrounds the rear of the property which leads on to an area laid to lawn. To the rear of the garden, a large decked area offers the perfect space for garden furniture and hosting plenty of barbeques in the warmer months. In addition, another raised decked area is where you will find the summer house, bike storage and shed. The garden itself is private and provides an enviable space for you to enjoy.





Buses

3 minute walk



Shops

Village Store &
Post Office
3 minute walk



Trains

Christ's Hospital – 2.5 miles
Horsham – 5 miles



Airport

Gatwick
16.1 miles



Roads

M23
10.9 miles



Sport & Leisure

Bluecoat Sports
Health & Fitness Club
2.4 miles



Rental Income

£TBC pcm



Schools

Barns Green Primary
Tanbridge House School



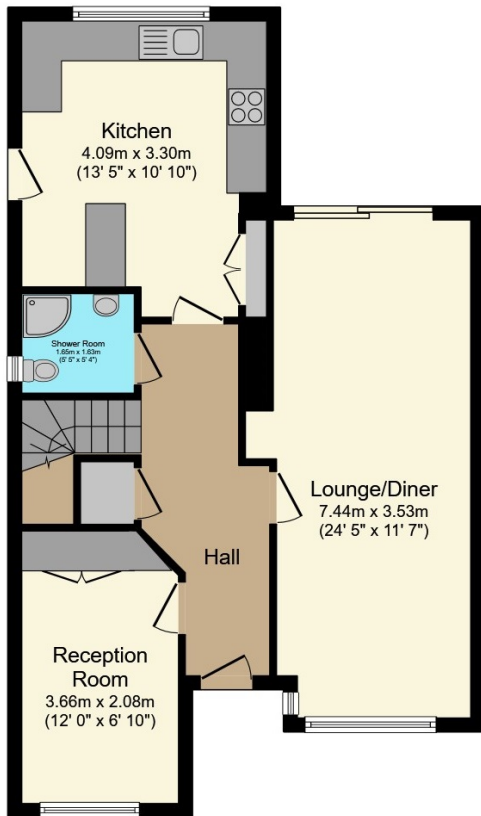
Broadband

Up to 67 Mbps

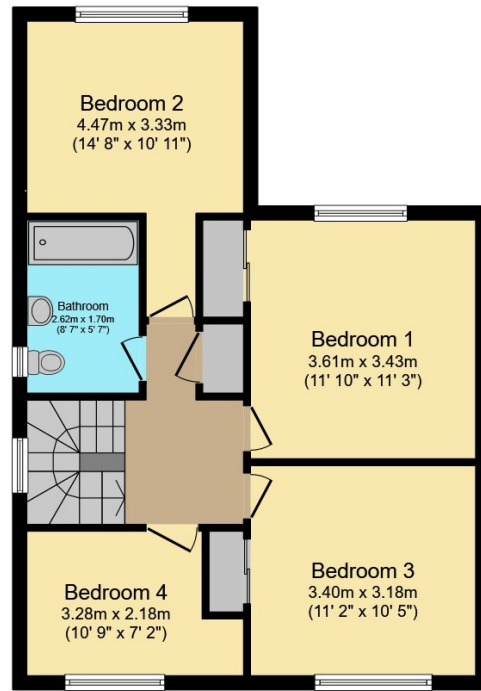


Council Tax

Band D

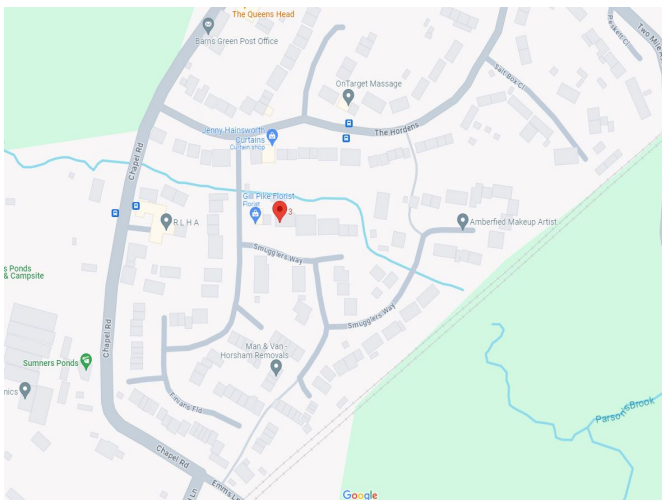


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,297 sq ft / 120 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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