



4 Hadlands, Barton Close, Nyetimber

Guide Price £850,000







## 4 Hadlands, Barton Close

Substantial detached single storey residence situated in an enviable location in Nyetimber village.

- Detached Single Storey Residence
- Situated on a Private Gated Road
- Sitting Room and Separate Dining Room
- Fitted Kitchen/Breakfast Room
- Principal Bedroom with En-Suite Bathroom
- Three Further Generous Bedrooms
- Family Bathroom and Separate WC
- Wrap-Around Secluded Rear Garden
- Double Garage and Parking
- Offered with No Forward Chain

Hadlands is a quiet cul-de-sac of just four quality detached executive homes in the heart of the village of Nyetimber.

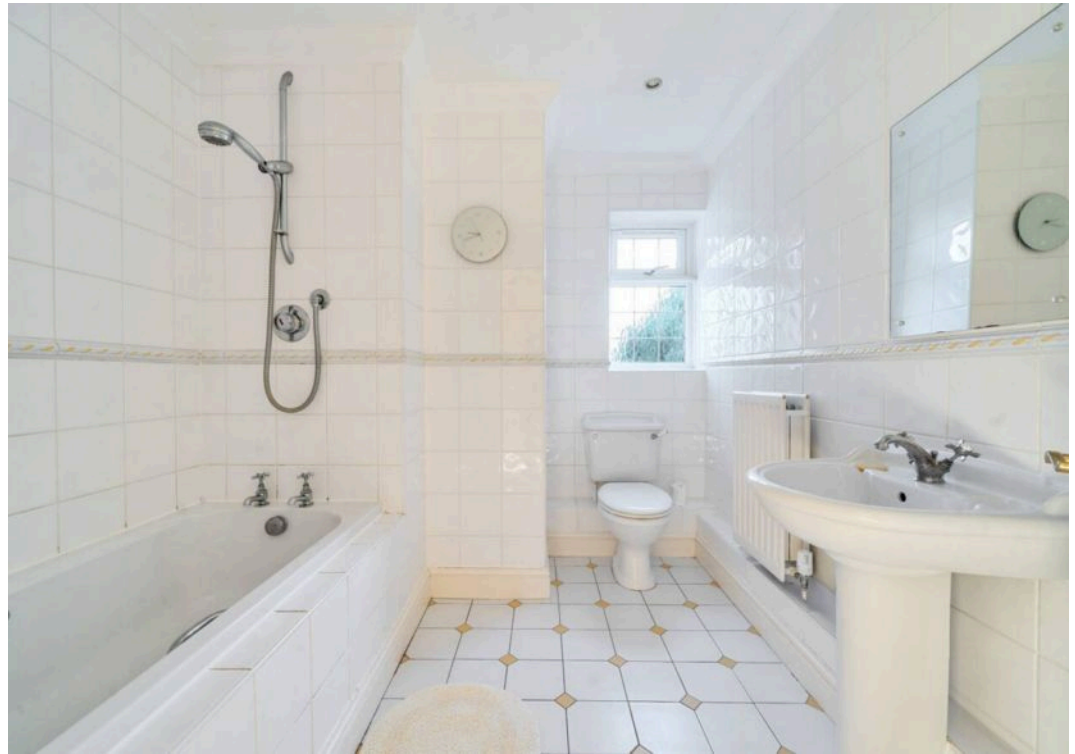
The accommodation briefly comprises spacious entrance hall with double doors opening directly to the sitting room, which has a modern feature fireplace and lovely views onto the garden from the patio doors, this is complemented by a separate formal dining room. The spacious kitchen/breakfast room is fitted with wood effect units, eye-level double oven and hob with a feature bay window overlooking the front. The kitchen leads to the utility room, which has side access to the garage and driveway. There are four generous bedrooms, the principal with fitted wardrobes, an en-suite shower room and side access to a sunny courtyard. Bedroom two also has fitted wardrobes. There is a family bathroom and separate WC.

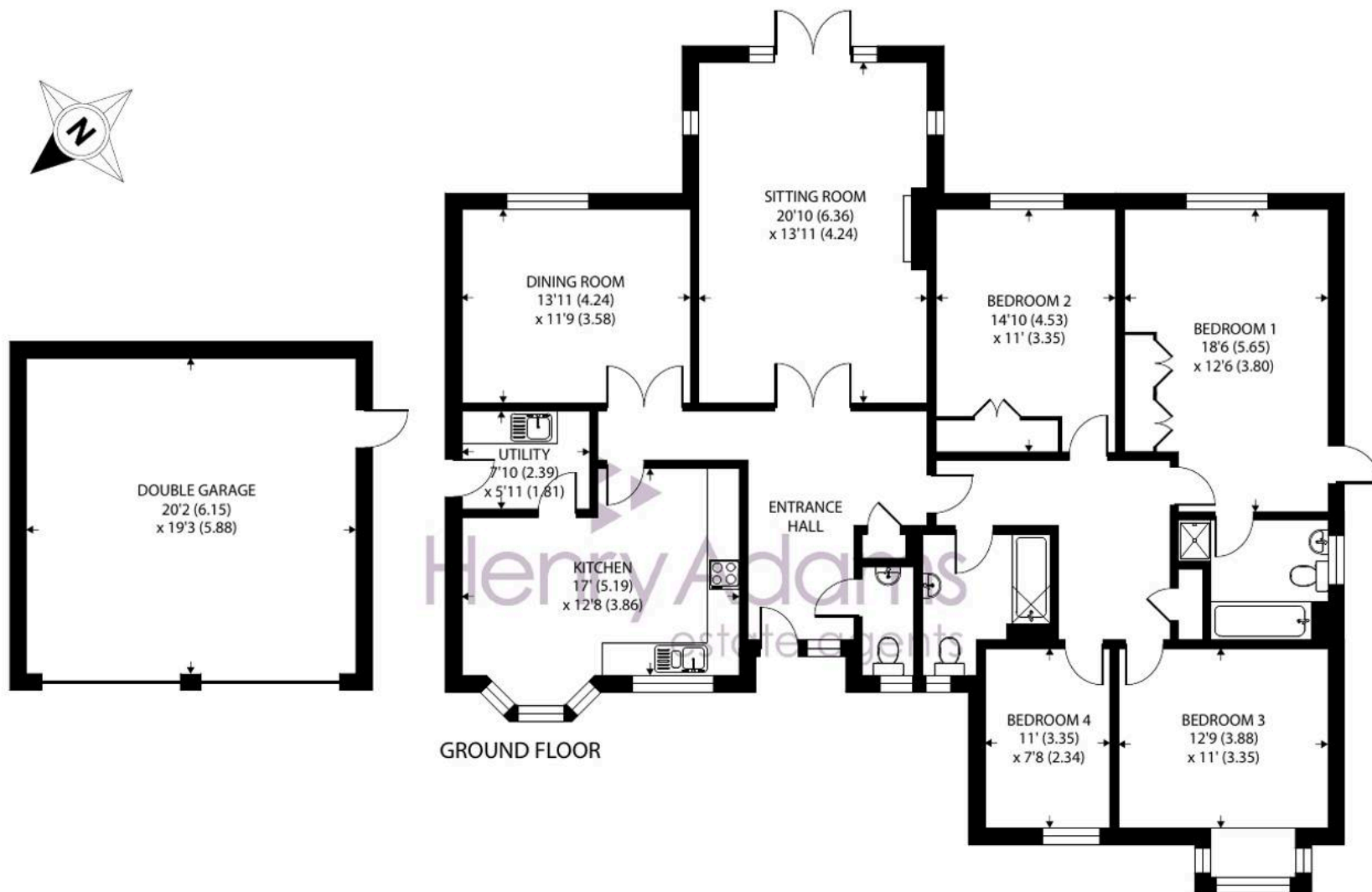












## Hadlands, Barton Close, Nyetimber

Approximate Area = 1840 sq ft / 170.9 sq m

Garage = 389 sq ft / 36.1 sq m

Total = 2229 sq ft / 207.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Henry Adams. REF: 1234911



Whilst the property has been very well maintained over the years, the incoming buyers may wish to modernise the fixtures and fittings to their own taste.

Viewing is thoroughly recommended to appreciate the beautiful, quiet and secluded location of Hadlands. The property is offered with No Forward Chain.

Barton Close is one of the most desirable locations of Nyetimber village, a quiet private gated road leading to Hadlands and Barton Manor and 12th Century Chapel, with a pond and surrounded by character flint walled properties. Pagham Harbour Nature Reserve is a short walk. There are four public houses in the village and a range of local shopping facilities.

What3Words ///boots.nips.helps

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C







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