



Dragons Hollow | Valewood Lane | Barns Green | West Sussex | RH13 0QJ





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£699,950

Situated on the edge of the sought after village of Barns Green is this beautifully maintained semi detached cottage set in its own grounds of approximately 1/3rd of an acre. The property has numerous excellent qualities including a timber framed craft room and a detached double garage with recently approved plans to convert to additional accommodation. At the rear of the large garden is an enclosed yard with outbuildings and large workshop. The property has been the subject of much improvement by the current vendors and benefits from re-fitted kitchen with quartz worksurfaces and a modern bathroom suite. The décor and floor coverings are in pristine condition and the property is fully double glazed with many large picture windows, whilst keeping the character of the original cottage evident including several original fireplaces. The generous plot has a large expansive drive and parking area to the front, a detached double garage with consent approved to convert to additional accommodation, a beautifully landscaped garden with a central vehicle access leading to the rear of the property where there is a secure yard with numerous outbuildings, storage areas and workshop.

Entrance

Replacement front door, to:

Hall

Staircase to first floor, door to:

Lounge

Aspect to the front with large double glazed window, centrepiece cast iron fire surround, generous ceiling height, radiator.

Dining Room

Full height exposed brick fireplace with inset wood burner, large double glazed window, radiator, recessed pantry cupboard, understairs cupboard, opening through to:

Kitchen

Beautifully re-fitted with an extensive range of units with high gloss fronts and quartz work tops comprising: full length worksurface with inset one and a half bowl sink unit with mixer tap having base cupboards and drawers under, integrated dishwasher, further matching worksurface with inset Induction hob and base cupboards and drawers beneath, cooker unit housing double oven with storage above and below, integrated fridge and freezer, extractor hood over hob, eye-level cupboards, double glazed windows, door to:

Rear Lobby

Recess with hooks for coats with storage above, door leading to outside, sliding door to:

Cloakroom/Utility

Cleverly designed to make maximum use of storage with numerous fitted cupboards, one concealing the oil fired boiler, space and plumbing for washing machine with space for

tumble dryer over, concealed cistern w.c., wash hand basin with mixer tap having storage under, chrome heated towel rail, double glazed window.

Bedroom One

Almost full height double glazed window, radiator, walk-in cupboard.

Bedroom Two

Large double glazed window with fitted plantation shutters, fireplace with cast iron fireplace and recess to side, radiator. To one corner is an easy rising staircase leading to:

Loft Room

A beautifully converted room has two double glazed skylight windows with fitted blinds, radiator, access to eaves storage.

Bathroom

Panelled bath with mixer tap, vanity unit with wash hand basin having storage under, large shower cubicle with mixer shower, close coupled w.c., fitted cupboard, airing cupboard with hot water tank, double glazed window with fitted plantation shutter, chrome heated towel rail.

Outside

Dragons Hollow is set on a plot of approximately 1/3rd of an acre with the property being well set back from the road with the front boundary being marked by tall well manicured Laurel hedge and wide brick paved entrance leading to a substantial parking area with several flower beds and a timber store ideal for wheelie bins.

Detached Double Garage (with consent to convert)

Of brick construction with a pitched and tiled roof, up and over door and roof storage. Plans have just been approved to (DC/21/1679) to convert this garage into a separate annexe. Between the garage and the cottage is a wide space with a five bar gate leading to:

Garden

This substantial area of garden has a central track providing access to the rear yard and to either side of the track are substantial areas of lawn with beautiful planting with a variety of flowers and shrubs. Towards the rear boundary is a separate vegetable garden with aluminium framed greenhouse.

Craft Room

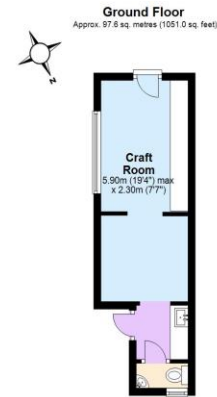
A quality timber framed building that has a covered seating area to the front and consists of a kitchenette, cloakroom and reception room. Water and electric connected, double glazed windows

Yard and Workshop (Approximately 65ft x 64ft)

Situated at the rear of the property, with good vehicular access, is this superb yard with outbuildings, including a large, corrugated metal shelter and several pole a timber framed covers providing plenty of storage. The central yard is predominantly gravelled and to one corner is an impressive timber workshop with external dimensions of 40ft x 15ft'

**EPC RATING= D.
COUNCIL TAX= Band E**





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Managing Director:
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