



4 Trout Lane
 Barns Green, Horsham, West Sussex, RH13 0QD
 Guide Price £795,000 Freehold



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Courtney Green are delighted to have been favoured to offer for sale this exceptional semi-detached house situated in a delightful rural location on the outskirts of the village of Barns Green. Built between the wars, this house has a super 1/4 acre plot and has been creatively enlarged to provide family-centric accommodation with an attention to detail that must be seen to be appreciated. Entrance porch, superb open-plan kitchen/family/dining room with bi-fold doors leading out to the magnificent garden, separate living room, downstairs cloakroom, four bedrooms, two luxurious bathrooms, double-glazed throughout. Outside there is a large front area for parking and turning along with the integral garage and the rear garden which is well over 180 ft. long. Properties of this nature are very rarely available and the vendors' sole agents highly recommend an internal inspection to avoid disappointment.

SITUATION: Barns Green has a village shop/post office, public house, church and large new primary school and there is also the excellent Summers Ponds leisure park which has a café and restaurant. The larger village of Billingshurst is approximately 3 1/2 miles away. Horsham with its extensive range of shops and amenities including a leisure centre and swimming pool, theatre, cinema and golf courses is approximately 4 miles away. There are state and private schools within the catchment area and churches of various denominations. Christs Hospital School with its excellent leisure centre and swimming pool is approximately 2 miles away.

The accommodation is as follows:-

Decorative leaded effect **Front Door** to

Entrance Hall With fitted doormat, Moduleo flooring, staircase to the First Floor, modern glazed veneered door to the

Sitting Room Double aspect with leaded window to the front and rear, attractive brick chimney piece with wooden over mantle, exposed ceiling timbers, book shelving and display niche, radiator, tv aerial point.

From the **Entrance Hall**, a further veneered glazed door leads to the

Combined Kitchen/Family Room/Dining Room In three well-defined zones, the **Kitchen**, comprising a high-specification range of Shaker style two-tone soft close eye and base level cupboards with matching drawers and with Quartz worktops with matching up-stands on one side, an Oak block divide with a breakfast bar opening into the Family Room, exposed brickwork with arch and tiled recess with space for a range style cooker (LPG gas cooker available by separate negotiation), rear vaulted area with Velux window, French doors and space for American style fridge. The central area has an inset sink with mixer tap and pull out rinser, integrated dishwasher and recycling bin and is open to the other space as previously mentioned. **Dining Area** Leaded front window with plantation shutters and radiator below, the engineered wooden floor continues throughout, numerous spotlights, under stairs cupboard, door to the garage, linear radiator and conventional radiator, large opening to **Family Room** A superb space with under floor heating, a vaulted roof with two large sky light windows and with bi-fold doors with fitted blinds leading out to the terrace and the garden, the breakfast bar area looking in to the kitchen, tv aerial point, continuation of the Moduleo vinyl flooring, door to

Cloakroom With stone floor tiles and skirtings and a white suite of low level WC, pedestal wash hand basin with mixer tap and decorative splashback tile row, radiator, leaded side window with plantation blinds.

From the **Entrance Hall** the stairs rise directly to the **First Floor Landing** A generous space in itself with a hatch to part boarded loft, light pipe, radiator, spotlighting and with the original pine doors which lead to each room.

Bedroom 1 With leaded windows front and rear, the front enjoying a stunning rural outlook over farmland towards the forest and the rear overlooking the garden, two radiators, air conditioning vents, pine door to shelved over stairs cupboard, tv aerial point.

Bedroom 2 With leaded window also enjoying the same outlook as Bedroom 1 to the front, radiator, over stairs cupboard with hanging rail, LED spotlighting.

Bedroom 3 Front aspect leaded window enjoying the rural outlook with radiator below, LED spotlights, radiator, TV aerial point.

Bedroom 4 With a leaded rear aspect window enjoying the outlook over the garden, radiator, LED spotlighting.

Family Bathroom With a stunning roll top claw footed cast iron bath with chrome stand pipe tap set with hand shower and with additional exposed drencher shower valve above, wash basin with tiled splashback and WC with chrome fittings, chrome towel warmer, stone floor tiling, leaded rear window looking out over the garden with brick sill.

Shower Room With a superb oversized shower enclosure with fixed glass screen, overhead-drencher and hand-held shower, fully tiled with mosaic effect freeze, designer bold type wash basin set in cabinet with waterfall mixer tap and mirror above, low level WC, chrome towel warmer, leaded rear window enjoying an outlook over the garden with chrome towel warmer below, Karndean cut vinyl floor.

OUTSIDE

To the front of the property the tarmac driveway rises up to a turning parking area and there is an area of lawn with hedgerows to each side and a post and rail fence to the front. E/V Charging Point. Pressed steel double doors to the **Integral Garage** with painted concrete floor, useful utility space at rear with butlers type sink with Quartz worktop and mixer tap, appliance space, Gledhill pressurised hot water cylinder with immersion heater.

The Rear Garden extends to over 180ft. and adjacent to the house is a composite deck with covered overhang and loggia with inset lighting, an additional Indian Sandstone patio with the oil fired boiler, air conditioning condenser and a LPG gas connection for the cooker, oil storage tank. The remainder of the garden is predominantly laid to lawn with rows of fruit trees on each side and flower and shrub borders. At the rear there is a post and rail fence with gate leading to an additional area which is a more practical space with a timber shed, composting area and a fence which provides a very attractive outlook over adjacent farmland. Outside lighting, power points and water taps, side access gate to the front.

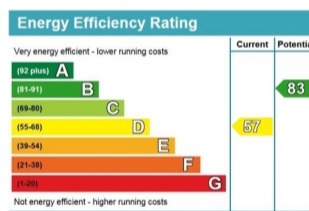
Services:

- Mains water and electricity
- Stored oil
- Electric air conditioning
- Connection for LPG gas bottles for cooker
- E/V Charging Point

Council Tax Band - E

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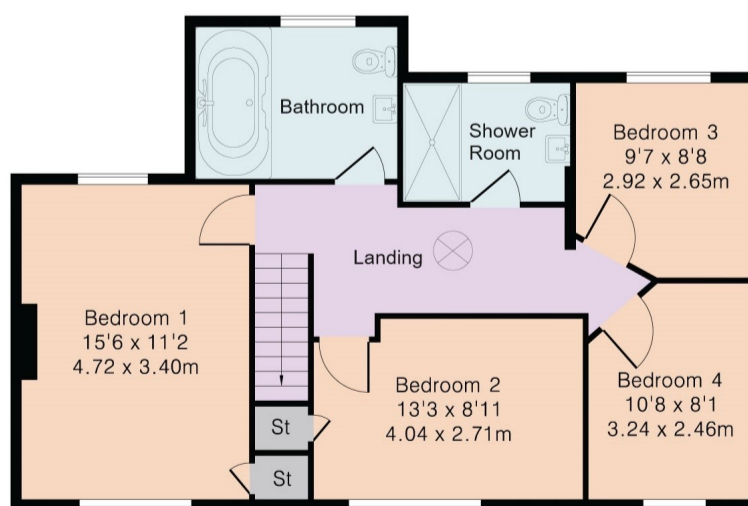
Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate Gross Internal Area 1744 sq ft – 162 sq m
 Ground Floor Area 1023 sq ft – 95 sq m
 First Floor Area 721 sq ft – 67 sq m



Ground Floor



First Floor

