



3 Smugglers Way  
Barns Green, Horsham RH13 0PP  
Price Range £475,000—£500,000 Freehold



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# 3 Smugglers Way, Barns Green, Horsham RH13 0PP

Courtney Green are delighted to bring to the market this versatile family home, located in the popular village of Barns Green, just 5 miles South of Horsham, and 3 miles from Billingshurst. The property has been extended and modernised, and now offers flexible accommodation well suited to modern family life. On the ground floor there is a welcoming entrance hall, a study/bedroom 5, a spacious dual aspect living/dining room, a fitted kitchen, and a downstairs shower room. On the first floor, having had a double story extension, there are now four bedrooms, three being large doubles, and the fourth a good sized single. There is also a modern bathroom and access to the large loft space from the landing. Outside, the rear garden is wonderfully secluded and is bordered by an idyllic stream which runs the length of the rear boundary. To the front, a block paved and tarmacked driveway provides off road parking for three or four cars. The home benefits from double glazed windows throughout, and a gas fired boiler provides heating and hot water.

**SITUATION:** Barns Green has a village shop/post office, public house, church and large new primary school and there is also the excellent Sumners 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. Nearby Christs Hospital with its mainline railway station and excellent Bluecoat leisure centre/swimming pool is about 2 miles away.

The accommodation comprises:

## Entrance Hall

A convenient entrance area with door to study/bedroom 5, radiator, high level storage cupboard, stairs rising to the first floor landing.

## Kitchen

The kitchen comprises range of eye and base level cabinets and drawers in a shaker style with contrasting worktops, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, integrated double oven, integrated four burner gas hob with hidden extractor over, continuation of worktop creating a breakfast bar, rear aspect window overlooking garden, side aspect door, large pantry cupboard.

## Study/Bedroom 5

Previously a garage this converted room offers a versatile space which is currently used as a snug but could be utilised as a work from home space or fifth bedroom. There is a large low-level storage cupboard and a cupboard housing the updated Worcester Bosch boiler. Front aspect window with fitted plantation shutters, radiator, LVT oak flooring.

## Sitting/Dining Room

A very spacious and bright open room separated into to defined areas, the dining area to the front with front aspect window and fitted plantation shutters, radiator and open to the sitting room. The sitting room has sliding doors opening to the rear garden and an electric fireplace.

## Downstairs Shower Room

The downstairs shower room comprises a white shower suite with oversized corner shower cubicle, concealed shower mixer and wall mounted shower attachment, pedestal wash hand basin with mixer tap, low-level WC with dual flush, obscured side aspect window, floor to ceiling wall tiling, tiled floor, downlighting, shaver point, and heated towel rail.

From the entrance hall stairs rise to the **First Floor Landing** where there are doors accessing all rooms a large side aspect window, airing cupboard, loft hatch accessing the large loft space.

## Bedroom 1

A large double bedroom with rear aspect window and fitted plantation shutters, double fitted wardrobe, radiator.

## Bedroom 2

A further large double bedroom with front aspect window, fitted plantation shutters, double fitted wardrobe, radiator.

## Bedroom 3

Forming part of the double story extension, bedroom three is another good sized double bedroom with rear aspect window, fitted plantation shutters, and radiator.

## Bedroom 4

A good sized single bedroom with front aspect window, fitted plantation shutters, and radiator .

## Bathroom

A modern bathroom suite comprising an enclosed panel bath, bath mixer taps, wall mounted shower attachment, tiled niche, low-level WC with dual flush, pedestal wash hand basin with mixer tap, half height wall tiling, tiled floor, radiator, side aspect obscured window.

## Outside

The rear garden is a particular highlight, being wonderfully secluded and having a decked outside entertaining area with bar, a further raised decking area with summer house, shed, and bike store.

## Council Tax Band - D

**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.

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