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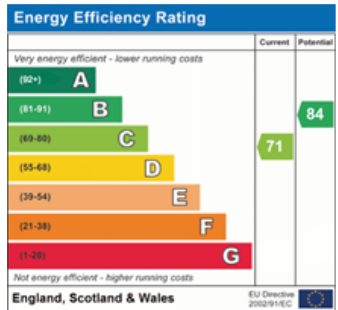
Asking Price
£700,000
Freehold

2 Ark Cottages Plumtree Cross Lane, Barns Green, Horsham, RH13 0NS



Book a Viewing

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01243 861344



What the agent says... “,,

The most appropriate adjective that we can find to introduce this property to you is simply, WOW!

Extended in 2014/2015, by the very hands of the seller to his own exacting standards (who is a professional builder) is this immaculate, 4-bedroom country cottage. It is located in the small and pretty village of Barns Green which, with a population of around 1300, is surprisingly well supported with facilities including its very own village Pub, The Queens Head (the Sunday roast comes highly recommended), a village hall, green, and social club, as well as village stores. In the neighbouring village you'll find a private school and leisure centre - open to the public - with a pool and gym. Additionally, there's a farm shop and enough footpaths and bridle tracks to keep even the most avid rambler reaching for a map.

The property is beautifully presented with modern kitchen and bathrooms, plain décor, and lovingly crafted, individually made Sussex-Latch doors for each room and storage cupboard.

The layout provides options to use rooms in a flexible manner and comprises hall/kitchen-diner/utility, a large lounge, and a further downstairs reception room that is ready to be used as bedroom four, office or a formal dining room as needed. Upstairs are three double bedrooms. The main bedroom has a vaulted ceiling and its own ensuite shower room. The other two bedrooms share access to the

quality and attractive sanitary ware. Outside, the rear garden fence has purposely been created with a wire fence style, leaving a vista that delivers the impression that the entire field is your garden (of course, it isn't). To the side is ample parking in the driveway and there are two large car ports and a garage. The garage is currently fitted with storage and has a staircase that leads on to a loft area above the car port.

The entire property oozes with high quality appeal and we think that a very lucky buyer will be delighted to snap this one up in short order. Don't be disappointed - call us and book a viewing while you still can.

Material Information:

Council Tax: Horsham District Council Band D
Property Type: Purpose Built
Property Construction: Standard
Electricity, Water, Drainage Supply: Mains
Heating: Gas Central Heating
Parking: Garage/Car Port/Driveway
On 04/03/2025 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up	
Standard	✓	5 mbps	0.6 mbps	
Superfast	✓	47 mbps	8 mbps	
Ultrafast	X			
Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	None	None	Likely	Likely
O2	None	None	Likely	Limited
Vodafone	None	None	Likely	Likely

- 4 Bedroom Country Cottage
- Beautifully Presented
- Modern Kitchen & Bathrooms
- Downstairs WC
- Flexible Accommodation
- Garage & Two Car Ports



Accommodation

Ground Floor

Living Room - 5.85m x 3.77m (19'2" x 12'4")
Kitchen / Diner - 5.59m x 3.17m (18'4" x 10'4") + Hall / Utility Area
Formal Dining Room / Bedroom 4 - 3.51m x 3.19m (11'6" x 10'5")
Downstairs WC - 1.45m x 0.91m (4'9" x 2'11")

First Floor

Stairs & Landing
Bedroom 1 - 4.04m x 3.76m (13'3" x 12'4")
Ensuite - 2.81m x 1.67m (9'2" x 5'5")
Bedroom 2 - 4.44m x 3.18m (14'6" x 10'5")
Jack n' Jill Ensuite - 2.84m x 1.6m (9'3" x 5'2")
Bedroom 3 - 3.5m x 3.65m (11'5" x 11'11")

Outside - 13.8m x 23.6m (45'3" x 77'5")
Side - 8.31m x 11.86m (27'3" x 38'10")
Carport - 5.06m x 5.5m (16'7" x 18'0")
Garage - 5.5m x 2.63m (18'0" x 8'7")

Anti Money Laundering checks at £30 Per Purchaser will be required before a sale can be Livened. Please see the property on the Clarkes Website for further details.

