



5 New Barn, Kirdford - RH14 0LS

Guide Price £650,000

5 New Barn, Kirdford

- A beautifully presented family home in the picturesque village of Kirdford
- Spacious entrance hall with cloakroom and understairs cupboard
- Sitting room with feature fireplace and doors to garden
- Kitchen / dining / family room, refitted 5 years ago with range cooker, dishwasher and larder fridge and freezer
- Complimentary utility room (matching kitchen units) with space for appliances and direct access to the garden
- Main bedroom with fitted wardrobes and en-suite shower room
- Three additional bedrooms, one being a double with fitted cupboard, two large singles, one with fitted wardrobe
- Family bathroom
- Driveway parking for three cars, double garage and electric car charge point
- South east facing garden, laid to lawn with a variety of plants and shrubs and with large patio terrace

Situated in the delightful village of Kirdford, this beautifully presented 4 bedroom detached house offers a perfect blend of modern comfort and traditional charm, making it an ideal family home. Upon entering, you are greeted by a spacious hallway boasting a cloakroom and understairs cupboard for storage convenience. The inviting sitting room features a striking fireplace and French doors that lead out to the meticulously maintained garden, allowing natural light to flood the space. The heart of the home lies in the open plan kitchen/dining/family room which was tastefully refitted just 5 years ago and includes a range cooker, dishwasher, and larder fridge and freezer. A utility room, echoing the stylish kitchen design, offers additional storage and direct access to the garden.

The first floor comprises the main bedroom with fitted wardrobes and an en-suite shower room, along with three additional bedrooms, one of which is a spacious double fitted with a cupboard, and two generously sized single bedrooms, one of which features a fitted wardrobe. A well-appointed family bathroom completes the upper level.



This property also benefits from driveway parking for three cars, a double garage, and an electric car charge point, catering to the needs of modern living. The south east facing garden is a true oasis, featuring a lush lawn, vibrant plants, and shrubs, as well as a generously sized patio terrace - the perfect setting for outdoor entertaining or simply soaking up the sun in the tranquillity of the countryside.

Kirdford is a picturesque Sussex village renowned for its pretty period houses and cottages with a range of facilities including a popular public house, a restaurant, a fine Parish Church and a village shop with a cafe. The larger historic centres of Petworth and Billingshurst are about 5.5 miles, the latter providing schooling for all age groups, a range of shopping facilities, a leisure centre and a mainline station with a train service into London Victoria. The provincial centres of Horsham and Haslemere (with its mainline station into London Waterloo) are about 13 and 11 miles respectively.

Council Tax band: F

Tenure: Freehold

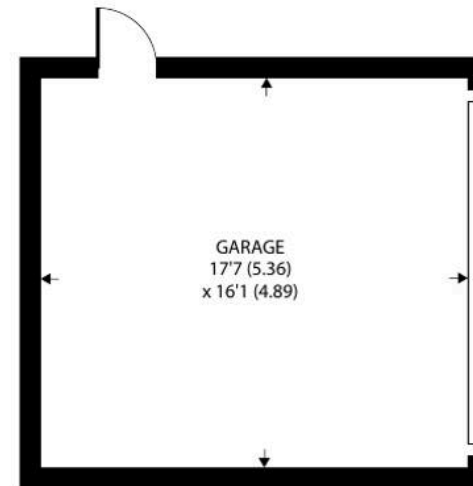
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: D









Approximate Area = 1279 sq ft / 118.8 sq m

Garage = 282 sq ft / 26.1 sq m

Total = 1561 sq ft / 144.9 sq m

For identification only - Not to scale







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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any