



1 Bramley Close, Kirdford

Offers Over £750,000

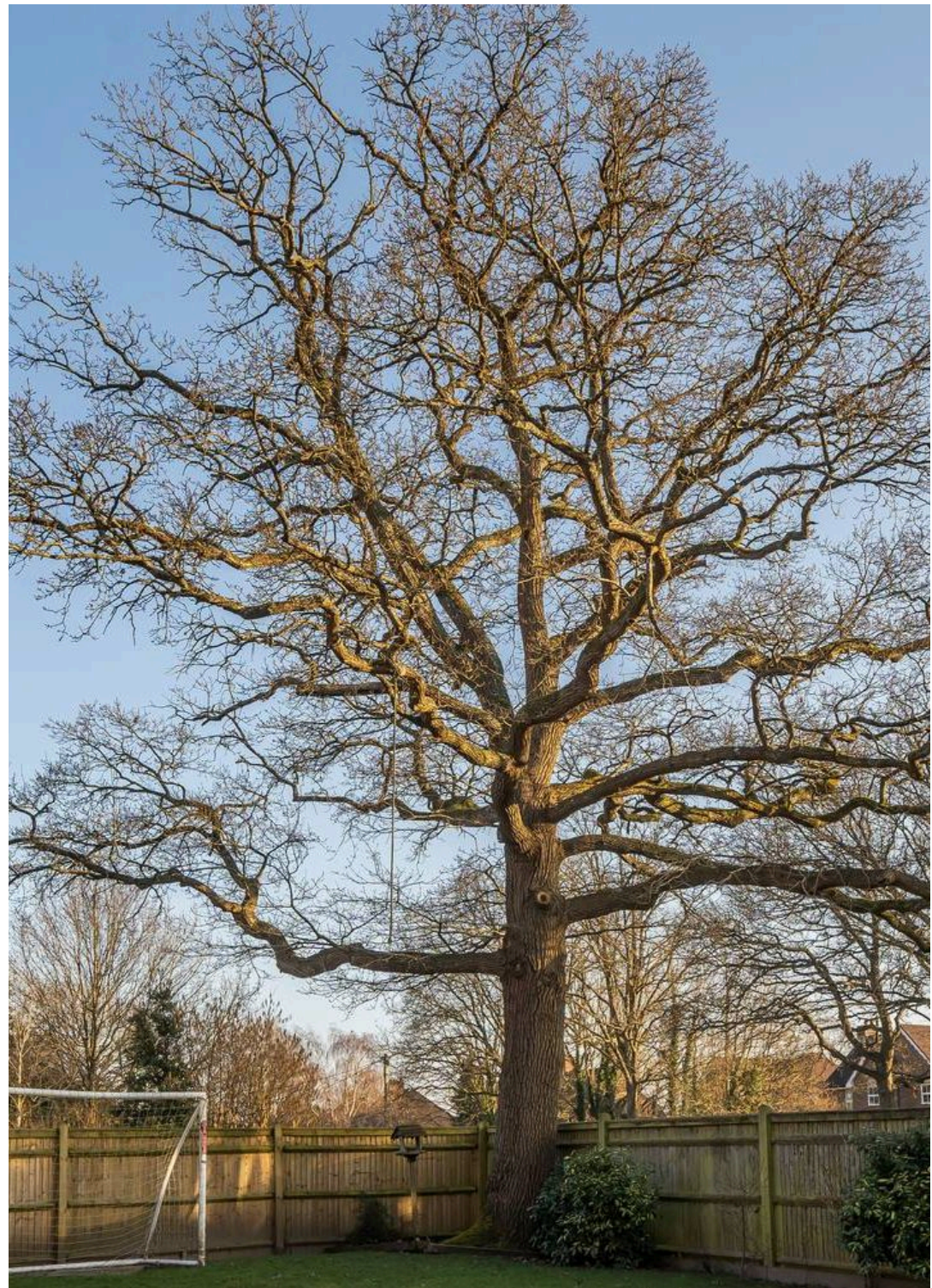
1 Bramley Close

Kirdford, Billingshurst

- A detached five bedroom family home on modern development in the sought after picturesque village of Kirdford
- Sitting room with feature gas fire and French doors to gardens
- Kitchen with breakfast bar island, double oven, integrated fridge freezer, gas hob, dishwasher
- Dining area with French doors to garden
- Utility room with external access and ground floor cloakroom
- Integrated double garage and ample driveway parking
- Main bedroom with dressing room and en-suite shower room
- Four further bedrooms and family bathroom
- South west rear garden with large patio area
- EV charge point

Located within the charming village of Kirdford, this lovely five-bedroom detached house represents the epitome of modern family living. Boasting a spacious interior, the property features a welcoming sitting room with a feature gas fire, complemented by French doors that lead out to the rear gardens. The heart of the home, the kitchen, has a breakfast bar island, double oven, integrated fridge freezer, gas hob, and new dishwasher, perfect for culinary enthusiasts. The delightful dining area, also with French doors opening onto the garden, ideal for seamless indoor-outdoor entertaining. Additional conveniences include a practical utility room with external access and a ground floor cloakroom. Completing the ground floor layout is an integrated double garage and ample driveway parking, providing ease and convenience for modern-day living.

On the first floor, the main bedroom complete with a dressing room and en-suite shower room, offering a tranquil retreat. Four further well-appointed bedrooms and a family bathroom ensure ample space for the whole family.



Step outside to discover the south-west facing rear garden, a private oasis that beckons for relaxation and enjoyment. The extensive garden features a sizeable patio area, perfect for alfresco dining, entertaining, or simply basking in the sun. Surrounded by lush greenery, the outdoor space offers a sanctuary away from the hustle and bustle of every-day life, providing a peaceful setting to unwind and create lasting memories with loved ones. There is driveway parking for two vehicles and a EV car charge point.

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: D

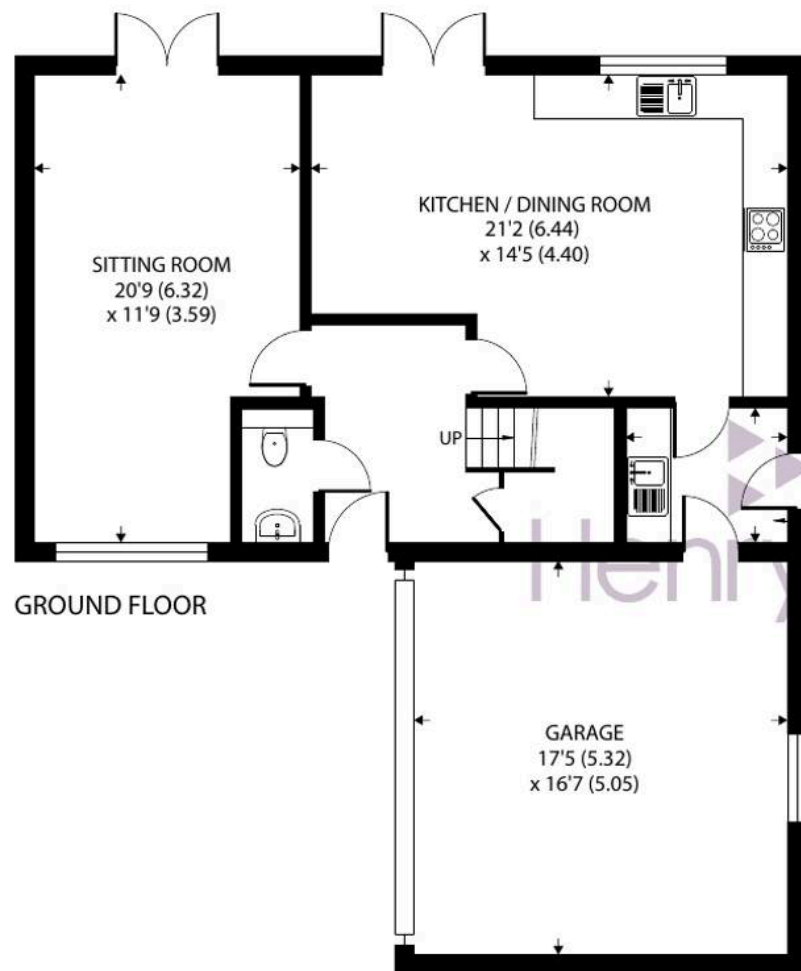
EPC Environmental Impact Rating: C











Approximate Area = 1572 sq ft / 146 sq m
Garage = 289 sq ft / 26.8 sq m
Total = 1861 sq ft / 172.8 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 service, system or appliance. Please ask if you would like further information, especially before you travel to the property.