

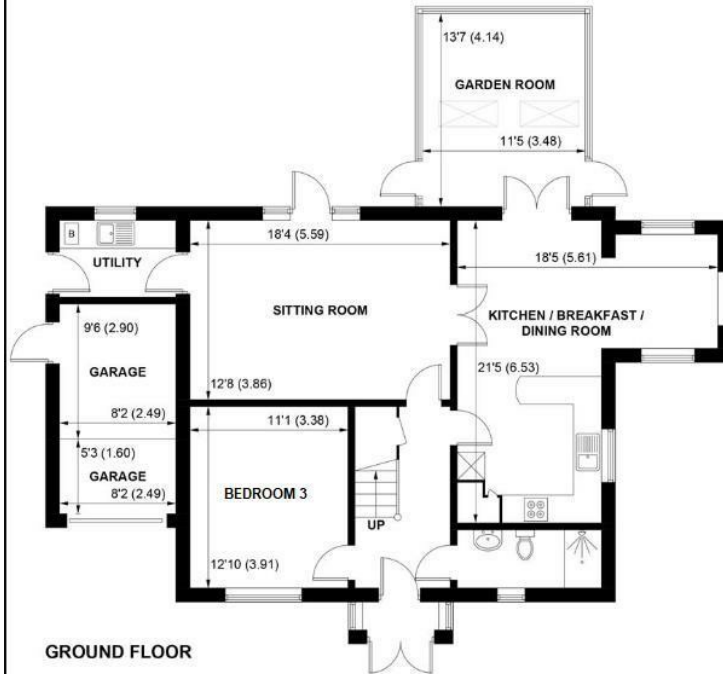
*SW*

Sims Williams



1 BLUEBELL WOODS, LAKE LANE, BARNHAM, WEST SUSSEX, PO22 0BZ





**APPROXIMATE GROSS INTERNAL AREA = 1733 SQ FT / 161.0 SQ M  
(INCLUDING GARAGE)**

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©  
Produced for Sims Williams

# £625,000 Freehold

## 1, BLUEBELL WOODS, LAKE LANE, BARNHAM, WEST SUSSEX, PO22 0BZ

- Attractive Detached Chalet
- Large Bright Lounge
- Garden Room
- Kitchen/Diner & Utility Room
- Ground Floor Bedroom & Shower Room
- 2 First Floor Bedrooms
- Large Wet Room
- Superb Feature Gardens
- Garage & Driveway Parking

### EPC RATING

Current = C  
Potential = B

### COUNCIL TAX BAND

Band = E

Bluebell Woods is a delightful cul de sac of just 3 properties within easy reach of Barnham Village with its various shops, and transport facilities including Barnham Station.

This attractive chalet enjoys a wonderful garden and sits on a plot approaching a third of an acre backing onto open farmland.

The bright accommodation on the ground floor comprises entrance porch into spacious entrance hall with stairs to the first floor. Ground floor double bedroom and large shower room/cloakroom.

The kitchen/diner has a well fitted kitchen area with a range of units and integrated appliances including a gas hob and electric oven. The breakfast bar peninsular separates the dining area which has a pleasant 'snug' area and door through to the garden room which overlooks and opens onto the superb gardens.

The good size bright living room has a door out to the garden and internal double doors into the dining area. There is also a separate utility room with space and plumbing for appliances.

On the first floor are 2 further double bedrooms, the principle bedroom having fitted wardrobes. The large wet room is

fitted with a contemporary suite including shower, wash basin and vanity unit and a WC with concealed cistern and storage cupboards. It benefits from partial underfloor heating.

The well stocked gardens are a particular feature with areas of shaped lawn, raised decking and paved patios together with a aluminium greenhouse, vegetable and soft fruit garden all surrounded by mature trees and shrubs. There is a small bridge across the chalk stream (home to small brown trout!) to an area of ancient woodland.

The front provides an area of parking and further shrub borders. The garage has been altered to provide a hobbies room and garden store but could easily be reinstated if required.

### Disclaimer

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

### Directions

From Barnham village head down Lake Lane where Bluebell Woods will be found on the left hand side.





Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 551368  
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract

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