



LITTLE ORCHARD

DOWNVIEW ROAD | BARNHAM | PO22 0EF

SW

Sims Williams

LITTLE ORCHARD

60 DOWNVIEW ROAD, BARNHAM, PO22 0EF

- Extended Detached Family House
- Kitchen/Family Room
- Sitting Room with Fireplace
- Dining Room with Fireplace
- Cloakroom
- 4 Bedrooms (3 Doubles)
- Bathroom & Separate Shower Room
- Beautifully Landscaped Gardens
- Tandem Garage & Driveway

This individual bright and spacious, extended family house, sits on a plot approaching 1/3 of an acre in a desirable tree-lined location of Barnham being close to good primary and secondary schools, shops and Barnham mainline station.

The accommodation comprises entrance porch, entrance hall, stairs rising to 1st floor and ground floor cloakroom.

There is a sitting room with wood-burning stove and window to the front. The separate dining room also features a wood-burning stove, parquet flooring and window overlooking the private front garden area. Opening through to:

Open plan kitchen/family room with patio doors leading to outside.

The kitchen area has been recently refitted with modern range of units with work surfaces, integrated gas hob and electric oven under, space for appliances. Windows overlooking the rear garden and a Velux window.

From the first floor there are 4 bedrooms, 3 of which are good size doubles. There is a family bathroom with WC and further separate shower room with WC.

Outside, the beautifully landscaped rear garden with mature trees, shrubs and plants offers plenty of seclusion, whilst enjoying distant rural views. There is a generous size summer house which could easily be converted into an annexe or home office subject to any necessary consents.

There is a large double tandem style timber framed garage with drive-through doors.

To the front, the westerly garden area is nicely secluded, with mature trees, shrubs, colourful planting and lawn area. There is also ample off-road parking to one side for several vehicles.

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.



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EPC Band - Current - D Potential - C

Council Tax Band D

From Barnham Station proceed in a westerly direction along Barnham Road for about half a mile. Take the 4th turning right into Downview Road where the property can be found on the right hand side of the road.



APPROXIMATE GROSS INTERNAL AREA = 1679 SQ FT / 156.0 SQ M

OUTBUILDINGS = 618 SQ FT / 57.4 SQ M

TOTAL = 2297 SQ FT / 213.4 SQ M

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

Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

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