



GWENT HOUSE

LAKE LANE | BARNHAM | PO22 0AD

SW

Sims Williams

GWENT HOUSE

LAKE LANE, BARNHAM, PO22 0AD

- Substantial Detached House
- 4 Reception Rooms
- Kitchen/Breakfast Room
- Main Bedroom With Dressing Room & En Suite
- 4 Further Bedrooms
- Seperate Bathroom and Shower Room
- Large Southerly Garden
- 0.61 acre plot
- Double & Single Garage

A substantial detached family house built in the 1960s with later additions on a plot of 0.61 acre in a convenient location within walking distance of the many amenities in Barnham including schools, shops and mainline railway station.

Accommodation comprises bright and spacious entrance hall leading to the generous dual aspect living room with vaulted ceiling, wood burning stove and patio door out to the garden. The dining room is another dual aspect room and there is a separate study and a library.

The kitchen/breakfast room is fitted with a range of modern units with integrated double oven and hob and ample space for table and chairs, and patio door out to the garden. There is a spacious utility area and a cloakroom.

On the first floor there are 5 bedrooms with the main bedroom having an en suite shower room, a dressing room and a balcony overlooking the garden. There is a further family bathroom and a separate shower room.

Outside there are mature lawned gardens with borders, patio and garden pond. There is ample driveway parking along with a double and single garage.



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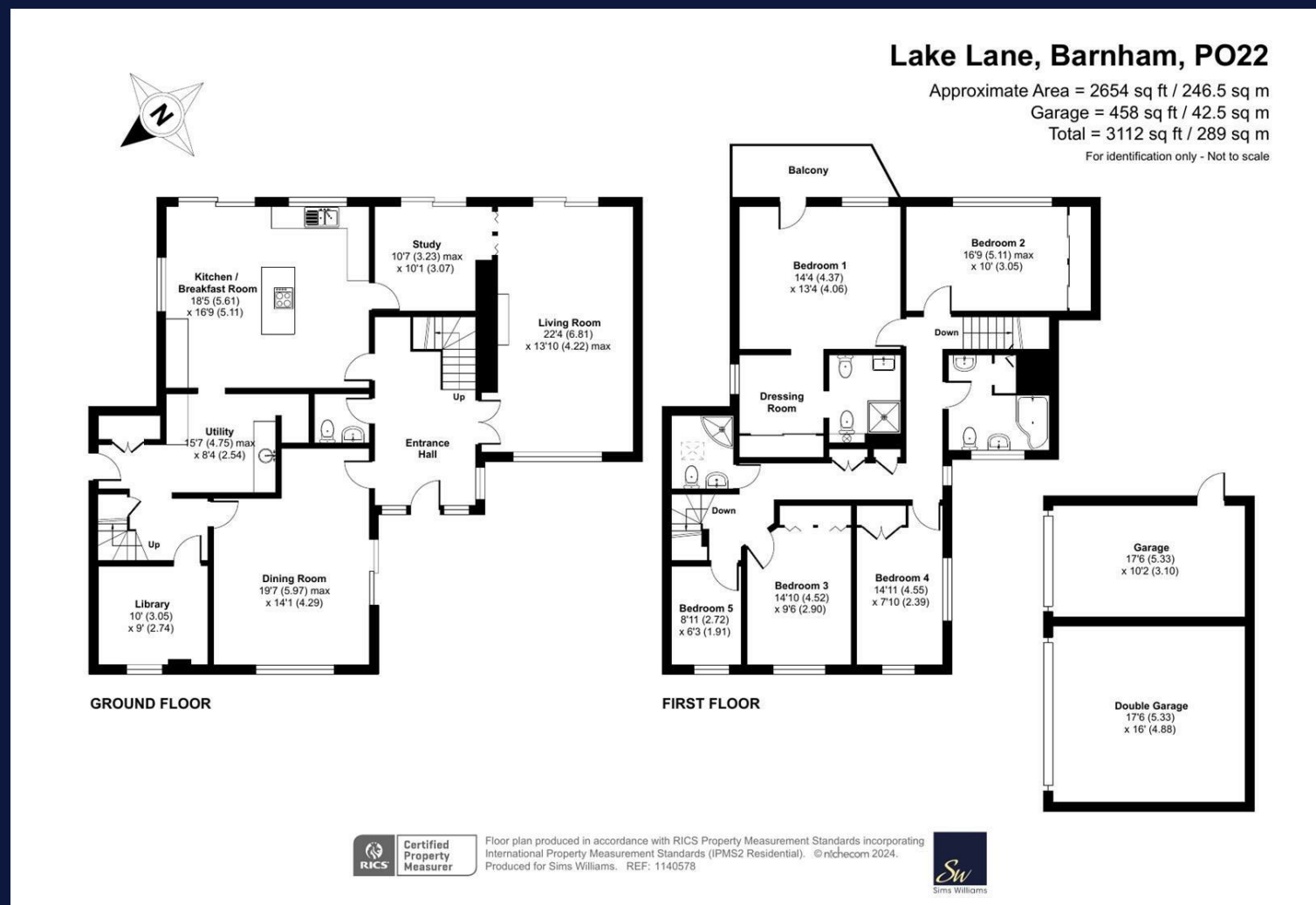
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EPC Band - Current - D Potential - C

Council Tax Band G

From Barnham station proceed east along Barnham Road taking the first turning on the left into Lake Lane. Take the 2nd turning right continuing into Lake Lane and continue for approx 0.2 mile where the property will be found on the right hand side.



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.

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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