

CHARLES PECK

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Gwent House, Lake Lane, Barnham, PO22 0AD **£975,000**

A attractive and individually designed detached house offering a wealth of well maintained family accommodation, standing in large gardens.

Entrance hall | Living room | Study | Kitchen/Breakfast room | Utility | Library | Dining room | WC | Master bedroom suite with dressing room and shower room | Four further bedrooms | Bathroom | Shower room | Gas central heating | Double glazing
Large south facing rear garden | Front garden | Driveway | Large garage

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Location

The property stands a short stroll from the village of Barnham with good local shops including convenience store and cafes in addition to Barnham Railway Station with services to London Victoria, Brighton, Portsmouth and Southampton to name a few. The Cathedral city of Chichester is a fifteen minute drive away with plenty of further facilities.

Entrance hall

WC

Living room 22'4 x 13'10 (6.81m x 4.22m)

A room of interesting design with ceiling following the slope of the roof and imposing stone fireplace with wood burning stove.

Study 10'7 x 10'1 (3.23m x 3.07m)

Kitchen / Breakfast room 18'5 x 16'9 (5.61m x 5.11m)

With sliding doors to the rear garden, fitted units topped with granite worktops, inset sink unit, island with ceramic hob, double oven.

Utility 15'7 x 8'4 (4.75m x 2.54m)

With fitted units, sink unit and Vaillant gas central heating boiler,

Dining room 19'7 x 14'1 (5.97m x 4.29m)

With sliding doors to the front.

Library 10'0 x 9'0 (3.05m x 2.74m)

Landing

Bedroom one 14'4 x 13'4 (4.37m x 4.06m)

With dressing room and balcony.

En suite shower room

Shower cubicle, wash basin, WC and bidet.

Bedroom two 16'9 x 10'0 (5.11m x 3.05m)

With built in wardrobes.

Bathroom

Bath with shower above, wash basin, WC, bidet and airing cupboard.

Bedroom three 14'10 x 9'6 (4.52m x 2.90m)

With mirror fronted built-in wardrobes.

Bedroom four 14'11 x 7'10 (4.55m x 2.39m)

With built-in wardrobe.

Bedroom five 8'11 x 6'3 (2.72m x 1.91m)



Shower room

With shower cubicle, wash basin, WC and bidet.

Outside

To the rear of the property lies a large southerly facing rear garden. Immediately to the back of the house is a flagged terrace, beyond which a large expanse of lawn with shrub and herbaceous borders. There is brick shed, timber shed and greenhouse. To the front of the property a long vehicle drive leads to large areas of hard standing with room for several cars. There are further flagged areas to the front with lawn, pond and mature shrubs and trees giving a good degree of screening.

Double garage 17'6 x 16'0 (5.33m x 4.88m)

Single garage 17'6 x 10'2 (5.33m x 3.10m)

Tenure

Freehold

Council tax band

G

General remarks

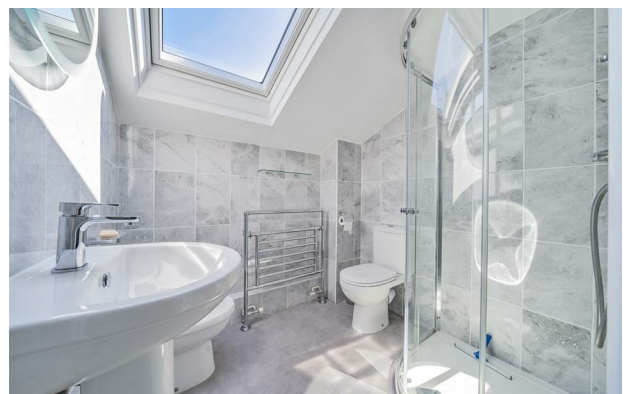
To view please telephone us on 01243 816666 to make an appointment.

Note

We have not tested any systems or appliances and no warranty as to condition or suitability is confirmed or implied. All measurements are approximate.

Our services

If you would like advice to the value of your house or independent mortgage advice, please contact us on 01243 816666.



| Energy Efficiency Rating | | Current | Potential |
|---|----------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 76 |
| (55-68) D | 67 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

Lake Lane, Barnham, PO22

Approximate Area = 2654 sq ft / 246.5 sq m

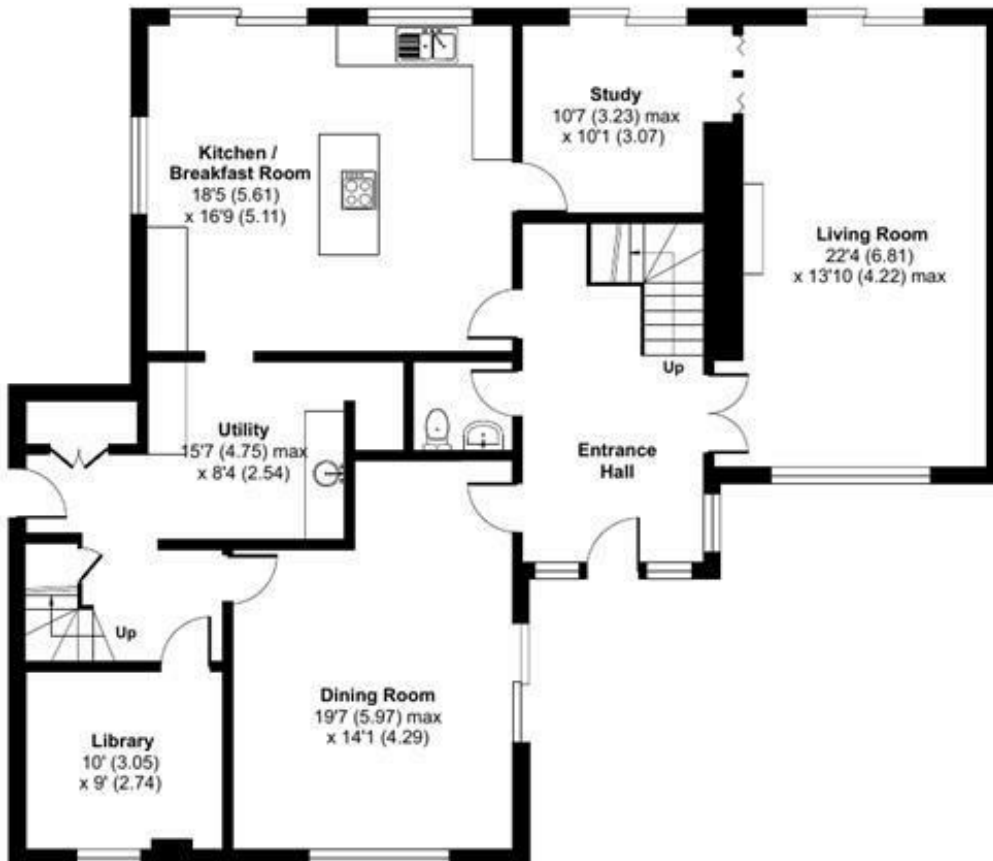
Garage = 458 sq ft / 42.5 sq m

Total = 3112 sq ft / 289 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024.
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