









## Street Cottage, Barnham

An exceptional period property set in delightful gardens

 4/5     4     3     N/A

- ▶ **Characterful Grade II listed house**
- ▶ **Four double bedrooms**
- ▶ **Beautifully presented**
- ▶ **Plot in excess of one acre**
- ▶ **Double garage**
- ▶ **Semi-rural location**
- ▶ **Four/five reception rooms**
- ▶ **Period features**
- ▶ **Park-like gardens**
- ▶ **Viewing recommended**

Enjoying charm and character is this Grade II listed property, which is believed to date back to the 1600s. Tucked away in a semi-rural location, this property offers an idyllic quiet setting, while still being conveniently located close to the mainline railway station.

As you step inside, you'll be greeted by features that adorn every corner of this beautiful home. Beams crisscross the ceilings, adding a touch of old-world elegance, while attractive Inglenook fireplaces in all three of the main reception rooms beckon you to cosy up on chilly evenings. The farmhouse style kitchen/breakfast room overlooks the rear garden and offers ample space for a big dining table for entertaining. Off the kitchen is useful boot room and sun room. Four spacious double bedrooms can be found on the first floor with the principal bedroom enjoying stunning views over the garden from the feature window as well as an ensuite facility. Street Cottage offers a blend of period features whilst still providing modern and practical living space.

Outside, the property boasts a generous plot in excess of one acre, with park-like gardens that provide seclusion. A summerhouse, pond and workshop can all be found in the grounds. For those with a passion for cars or hobbies that require extra space, the double garage provides ample room. Whether it's housing your vehicles or setting up a workshop, this bonus space is a handy addition to the property.



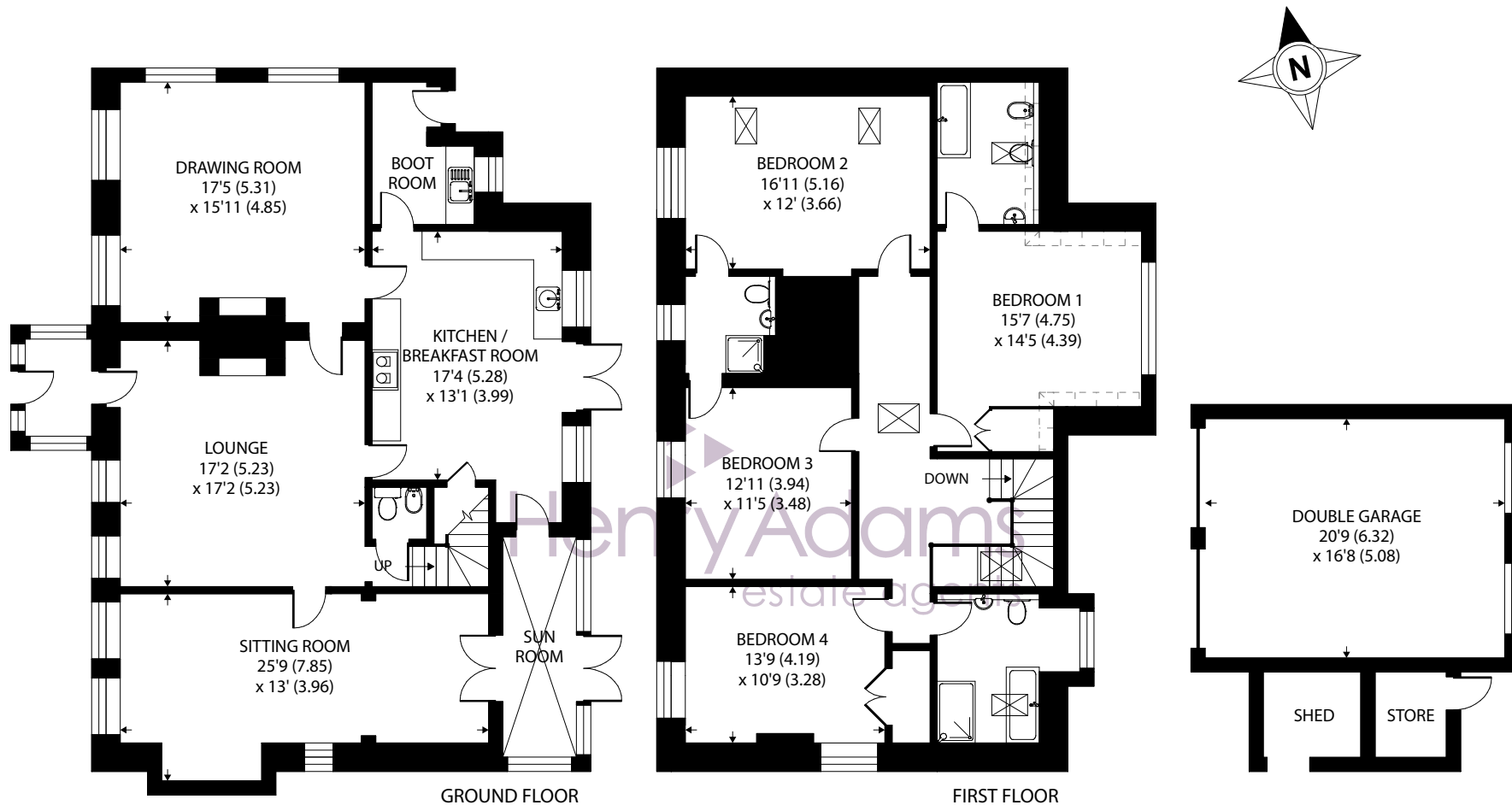












Approximate Area = 2687 sq ft / 249.6 sq m  
 Garage = 424 sq ft / 39.4 sq m  
 Limited Use Area(s) = 8 sq ft / 0.7 sq m  
 Total = 3119 sq ft / 289.7 sq m

For identification only - Not to scale



Denotes restricted head height

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.

## Location

The village of Barnham offers a range of local shops, public houses, schools and mainline railway station with fast service to London, Brighton, Portsmouth & Southampton. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days. Barnham is situated between cathedral city of Chichester and the historic town of Arundel. Chichester offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

## Directions

Pass through the village of Barnham in an easterly direction and under the railway bridge. Take the first turning on the right into Church Lane and continue for 0.44 of a mile where the property is on the left before the crossroads with Highground Lane/Hill Lane. what3words = strut.tidy.aura

Arun District Council - 24/25 Tax Band G £3,755.67

