



11 Spinney Walk, Barnham, PO22 0HR

Guide Price £435,000

11 Spinney Walk, Barnham

A versatile detached bungalow in a prime village location.

- Sought-after village location
- Detached bungalow
- Light filled sitting room
- Triple aspect sun room
- Classic Shaker style kitchen
- Three bedrooms
- Modern bathroom
- Open plan front garden
- Attached garage
- Sunny south west facing rear garden

Set in a highly sought-after village, this well-presented detached bungalow combines versatile living with a sunny southwest-facing garden and excellent access to local amenities.

Ideally situated just half a mile from the village centre and mainline station, it's perfectly placed for commuters and those seeking convenience.

The welcoming entrance hall opens into a light-filled sitting room, where a partially raised ceiling with twin Velux windows creates a wonderful sense of space.





A large picture window frames views of the garden, while a glazed door leads into the sun room, a delightful triple-aspect retreat with French doors opening onto the rear garden.

The home features a timeless Shaker-style kitchen, three well-proportioned bedrooms and a modern bathroom with a shower-bath combination for both comfort and practicality.

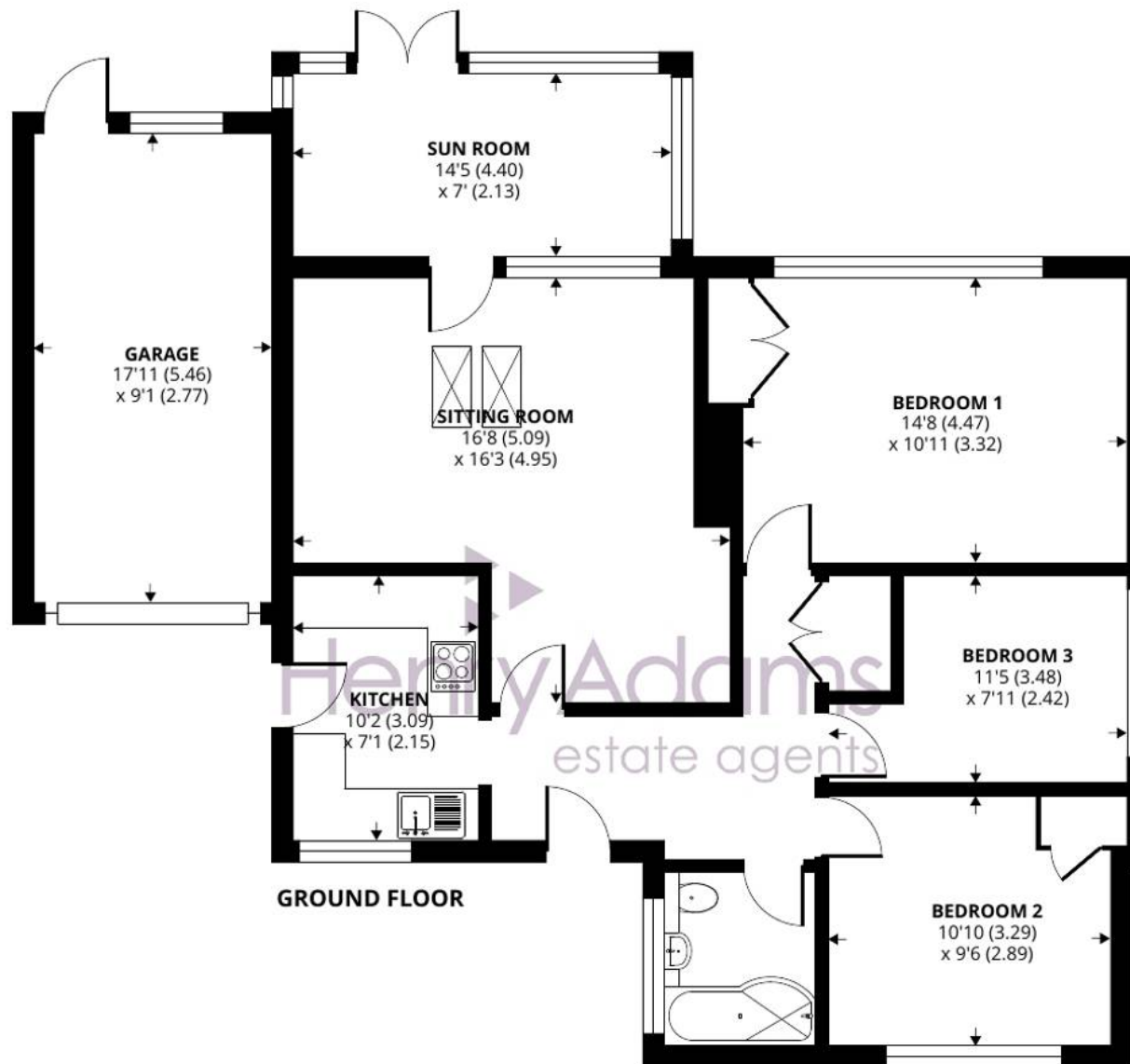
Outside, the property offers an attractive open-plan front garden with neat lawn, a private driveway and an attached garage.

The rear garden is a true highlight being private, sunny and south west facing, with a generous patio for outdoor dining, extensive lawn and mature planting providing seasonal interest.

Arun District Council - 25/26 Tax Band D £2,359.47 EPC-C







Approximate Area = 931 sq ft / 86.4 sq m

Garage = 163 sq ft / 15.1 sq m

Total = 1094 sq ft / 101.5 sq m

For identification only - Not to scale



Location - The village of Barnham offers a range of local shops, public houses, schools and mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. Barnham is situated between the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars and Festival Theatre and the historic town of Arundel. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the new South Downs National Park.

Directions - Proceed east along the A27 and at the Fontwell roundabout take the third exit off into Fontwell Avenue. Proceed to the end and at the mini roundabout take the first exit off signposted to Barnham (B2233). On entering the village of Barnham take the second turning on the left into Elm Grove which leads into Orchard Way. Pass the entrance to the school and then take the next turning on the left into Spinney Walk and number 11 is on the left. what3words - overlooks.speeding.universal

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.

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