



3 BRAMLEY CLOSE

**Barrington
& Company**

3 BRAMLEY CLOSE, KIRDFORD, BILLINGSHURST, WEST SUSSEX, RH14 0QH.

A well presented semi-detached house forming part of a small and exclusive village green development with a landscaped terraced garden and double garage.

Hall, Cloakroom, Sitting room, Kitchen/dining room, Master suite of bedroom and shower room, 2nd Double bedroom, Bathroom, Gas fired central heating, Low maintenance garden, Double garage.

DIRECTIONS:

From Petworth proceed north on the A285, continue over the mini roundabout and take the next turning right signposted to Balls Cross and Kirdford. Continue for 4.5 miles into the village of Kirdford. Upon passing the village stores on the left take the next left into Bramley Close where No. 3 is the second property on the left.

SITUATION:

The property is situated close to the centre of this delightful village, very near the shop and within a short walk of the two pubs and parish church. A central green in Bramley Close further enhances the village setting. Kirdford boasts an award winning village store and café which caters for everyday needs and more comprehensive facilities can be found at nearby Petworth, Billingshurst and Haslemere. Main line stations at Billingshurst and Haslemere provide regular services into Victoria and Waterloo respectively. There is an excellent choice of local schools including the nearby Kirdford and Plaistow Primary School and the Weald community School at Billingshurst. In the private sector Christ's Hospital, Cranleigh, Charterhouse, Farlington, Seaford College, St Catherine's and Pennthorpe are within easy reach. The beautiful Sussex countryside is on the doorstep with miles of footpaths and bridleways whilst recreational attractions include golf at Chiddingfold, Cowdray Park and Goodwood, polo at Midhurst and Hurtwood Park, racing at Goodwood and Fontwell Park and sailing at Chichester.





DESCRIPTION:

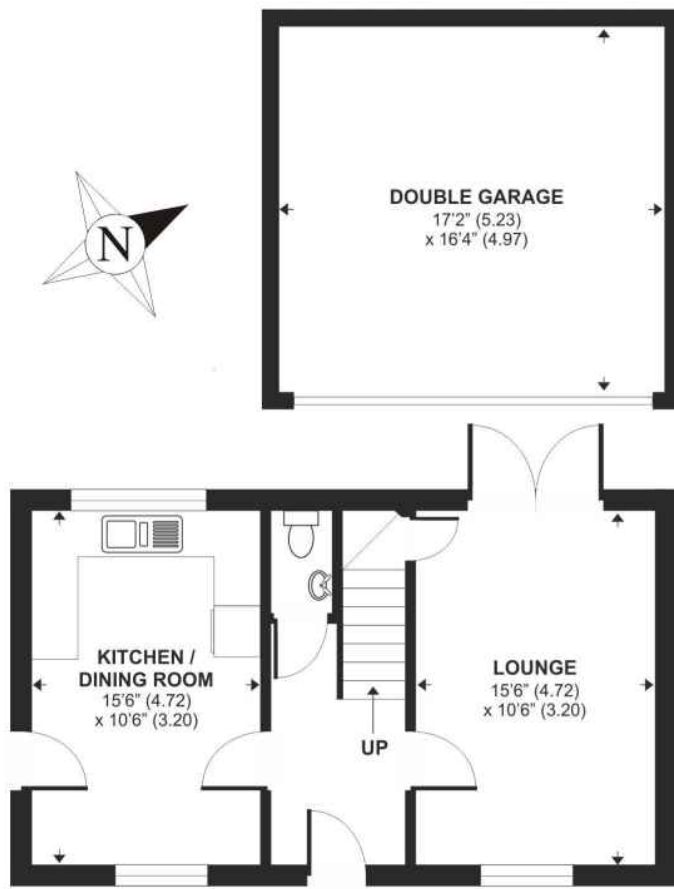
This beautifully presented property has been finished to an exceptionally high specification. Its crisp and light feel is immediately apparent starting in the hall with the limed oak wood flooring, oak veneer internal doors through to a stunning range of light oak fronted kitchen units with granite worktops. These units incorporate a stainless steel 5 ring gas hob and double oven, fridge, freezer, and dishwasher. The sitting room has been fitted out with a comprehensive range of bookshelving and storage cupboards. In addition to a double glazed door from the kitchen a pair of double glazed doors lead out to the rear garden. On the first floor there are two bedrooms with the master having an en suite shower room and a family bathroom.

OUTSIDE:

To the rear of the property lies an imaginatively landscaped terraced garden with a wealth of contrasting textures and features. A rear gate in the close bordered fencing leads out to the coach house styled garaging block where this property has a double garage complete with power and light.

SERVICES: Mains Water, Electricity and Drainage, Propane gas fired central heating.

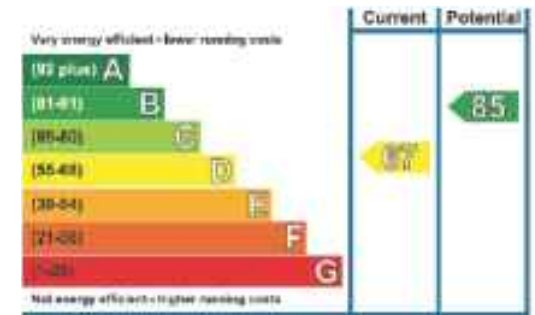
LOCAL AUTHORITY: Chichester District Council. Council tax band D.



GROUND FLOOR



FIRST FLOOR



3 Bramley Close, Kirdford

APPROX. GROSS INTERNAL FLOOR AREA 866 SQ FT / 80.5 SQM (Excludes Garage)



**MARKET SQUARE HOUSE,
PETWORTH, WEST SUSSEX,
GU28 0AH.**

T: +44(0)1798 342242
E: petworth@barringtonandco.com
W: www.barringtonandco.com

IMPORTANT NOTICE: Barrington & Company, their clients and any joint agents give notice that; 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Barrington & Company have not tested any services, equipment of facilities. Purchasers must satisfy themselves by inspection or otherwise.