



Price Range £775,000 - £800,000

Barnfield, Billingshurst

kw **MARTIN LUNDY**
ESTATE AGENTS

Barnfield, Billingshurst RH14 9ZT

Built in 2019 to exacting standards, this stunning five bedroom detached house offers family-friendly living space of almost 2100sq ft, within a mile of Billingshurst mainline railway station, with direct routes to London and Gatwick. The primary and secondary schools are even closer, as are the leisure centre / swimming pool. The bustling village centre is only ten minutes away on foot and offers a wide choice of shops, bars, cafes, takeaways and restaurants.

The 35 ft kitchen / dining / family room really is the heart of this warm and welcoming home, with two sets of French doors opening onto the rear garden, high specification integrated appliances and plenty of space to relax with friends. There's a separate living room, plus a ground floor study which would alternatively make a really nice playroom. There's a useful utility room and a downstairs cloakroom / wc. Upstairs are five really good sized bedrooms, the largest of which has fitted wardrobes. Two have ensembles in addition to the family bathroom and the whole property feels bright and airy throughout.

Tucked away towards the end of the road, there's plenty of parking in front of the attached double garage and a small play area is close by. The rear garden features a lawned area, plus patio seating, making this is a great space from which to socialise or for children to play with friends. Wonderful walks will be found straight from the front door, with all local amenities within easy reach.

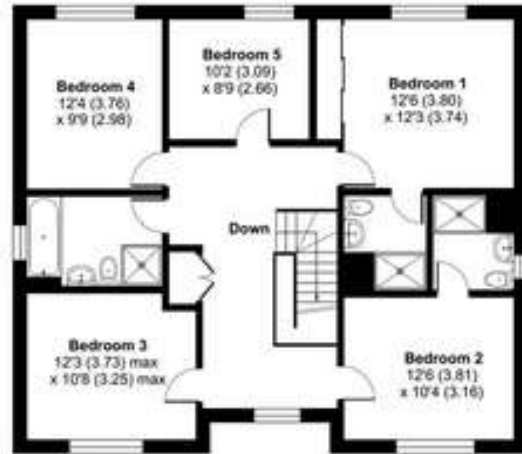




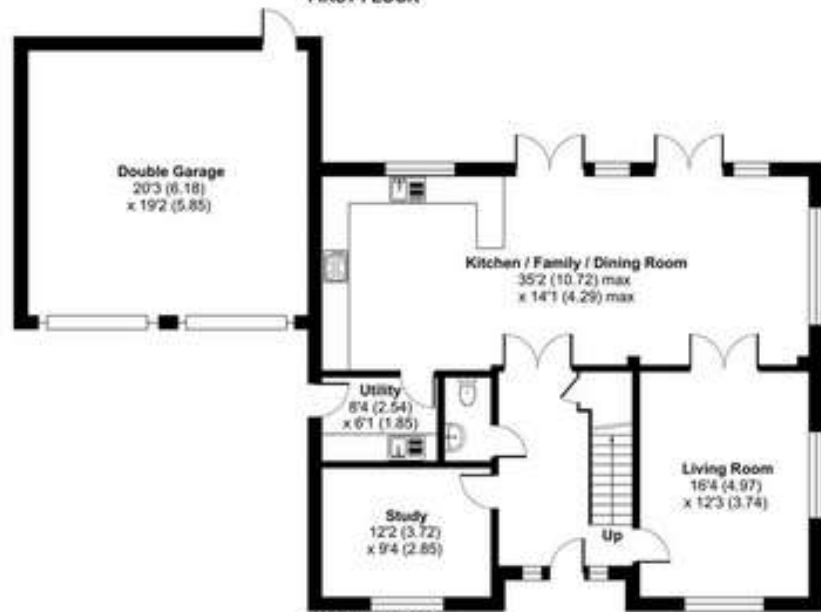
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Approximate Area = 2096 sq ft / 194.7 sq m
Garage = 389 sq ft / 36.1 sq m
Total = 2485 sq ft / 230.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

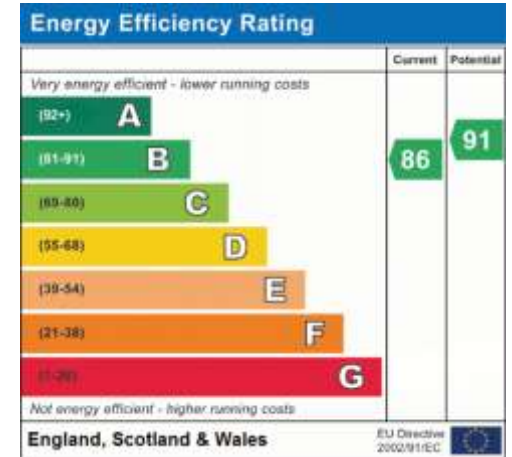


Floor plan produced in accordance with NICE Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential. © iohwcom 2025. Produced for Lundy-Lexel Ltd. REF: 1521054

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.