



## Finians Field, Barns Green

Guide Price £450,000



# Finians Field

Barns Green, Horsham

Presenting an extended four bedroom end of terrace home, ideally located in the heart of the highly sought-after village of Barns Green. Offering bright and flexible living accommodation, parking for several cars and a generous sized garden, this property perfectly blends village character with practical modern living.

The property is entered via a useful entrance porch providing storage space, which leads through to a generous and welcoming lounge, this room offers excellent flexibility for furniture layout and creates a bright, inviting living space.

The kitchen is to the rear of the property with ample cupboards and worktop space and door out to the rear garden, leading next door to the dining room with doors to the rear of the property, also to the ground floor is a family room and downstairs shower room with sink and WC.

To the first floor, the main bedroom is an excellent size, with additional furniture and benefiting from built-in storage, plus three further bedrooms of a good size. A modern family bathroom completes the accommodation, comprising a bath with shower over, stylish vanity storage and a window providing natural light.

**Outside**, the generous rear garden with gate to enter via garden is a real highlight of this property with a large patio area for outside entertaining.

To the front, the property benefits from a private driveway providing parking for several vehicles.



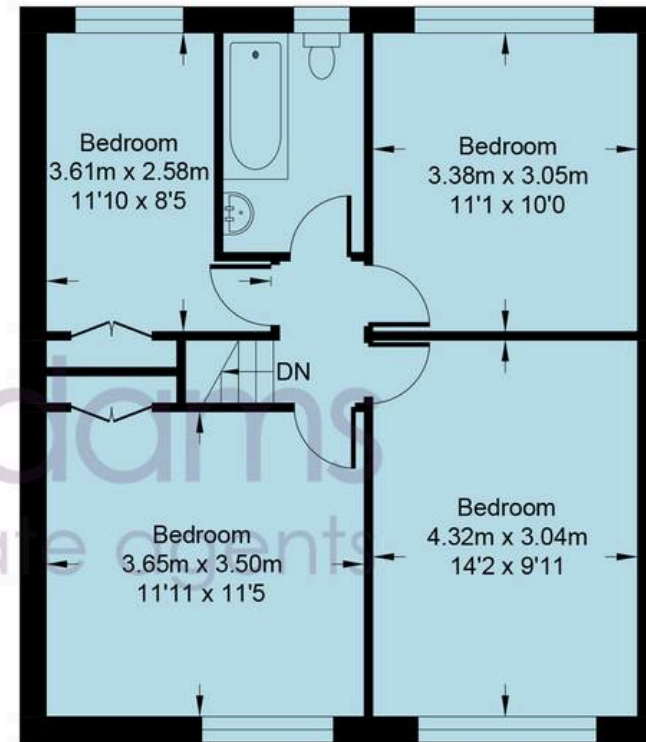








GROUND FLOOR



FIRST FLOOR

## Finians Field

Approximate Area = 1251 sq ft / 116.2 sq m

Total = 1251 sq ft / 116.2 sq m

For identification only - not to scale





Finians Field is located within the welcoming village of Barns Green, known for its strong community feel and fantastic amenities. The village boasts the much-loved Sumners Ponds and Café by the Lake, the Queens Head pub, a local shop, primary school, and social club, all centred around the village green.

For commuters, Christ's Hospital station is around 2 miles away, offering services to London, while Horsham station and town centre are just over 4 miles, providing a wider range of shops, restaurants, leisure facilities and fast train links. The area also benefits from excellent countryside walks and cycle routes right on the doorstep, adding to the appeal of this popular West Sussex village.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:











## Henry Adams – Horsham

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