



17, Barnfield | Billingshurst | West Sussex | RH14 9ZT





# 17, Barnfield

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**£615,000**

Built approximately five years ago by Bellway Homes and situated on the very edge of this popular development with a pleasant open Green directly opposite is this attractive detached four bedroom family house. The property has been impeccably maintained by the vendors which includes many upgrades from the original design, such as stone worksurfaces to the kitchen and large flagstone type flooring to the reception hall and kitchen/dining room. The gardens have been a tremendous focus with a beautiful array of planting, many well stocked flower beds and raised planters. Adjacent the house is a full width large patio with an arbour to one side with retractable roof providing shade. There is a large private drive to the side of the property which gives parking for approximately three vehicles, and this leads to the garage and at the rear of the garage is an insulated workshop with numerous power points and light.



### **Pillard Entrance Canopy**

Door with double glazed insert and matching windows to either side, leading to:

### **Reception Hall**

Flagstone tiled floor, staircase to first floor, radiator.

### **Cloakroom**

Tiled floor, concealed cistern w.c., wash hand basin with mixer tap, chrome heated towel rail.

### **Living Room**

Approached from the dining hall with double opening doors, this double aspect room has Georgian style windows with a low bay letting in plenty of light, two radiators.

### **Kitchen/Dining/Family Room**

This large room runs the full length of the property and has a double aspect with numerous double glazed Georgian style windows, with the front aspect having a low sill with a pleasant outlook over a neighbouring area of Green. There is large square bay with a double glazed door giving access to the garden. The extensively fitted kitchen has numerous upgrades including stone worksurfaces and comprising: inset one a half bowl sink unit with mixer tap having base cupboards under and integrated dishwasher, further matching worksurface with five ring gas hob with base cupboards and drawers beneath, stainless steel extractor over hob, cooker unit with integrated double oven, integrated fridge/freezer, peninsula stone worksurface with base cupboards under, also incorporating breakfast bar, range of eye-level cupboards, plenty of space for a large dining table and seating area, two radiators, numerous spot lights and a door to:

### **Utility Room**

Flagstone tiled floor, stone worksurface

with inset sink unit with mixer tap having base cupboards under, space and plumbing for washing machine, concealed gas fired boiler, radiator, door to outside. There is an understairs cupboard.

### **Galleried Landing**

Balustrade over stairwell, airing cupboard housing pressurised hot water tank.

### **Main Bedroom**

Aspect to front with double glazed Georgian style window with pleasant outlook over Green, triple length fitted wardrobes with sliding mirror fronted doors, radiator, door to:

### **En-suite**

Tiled shower cubicle with mixer shower, wash hand basin with mixer tap, concealed cistern w.c., vinyl floor, chrome heated towel rail, double glazed window.

### **Bedroom Two**

Double aspect with Georgian style windows, with one window having a pleasant outlook over the Green.

### **Bedroom Three**

Triple length fitted wardrobes with mirror fronted sliding doors, Georgian style window, radiator.

### **Bedroom Four**

Triple length fitted wardrobes with mirror fronted sliding doors, double glazed Georgian style window, radiator.

### **Bathroom**

White suite comprising: panelled bath with mixer tap and hand held shower attachment, over-bath mixer shower with fitted shower screen, wash hand basin with mixer tap, concealed cistern w.c., chrome heated towel rail, double glazed window, vinyl floor.

To the side of the property is a private driveway providing parking for approximately three vehicles and this in turn leads to:

### **Garage**

Up and over door, power and light, door giving access to the garden. At the rear of the garage is a door that gives access to a:-

### **Workshop**

Timber construction and insulated and has numerous power points and spot lights, double glazed window.

### **Garden**

The property is situated on a corner and has pleasant gardens to the front and side with an extensive array of planting.

### **Rear Garden**

The pleasant rear garden has a substantial full width patio adjacent the property. To one side of the patio is a pergola with retractable roof should shade be required. The remainder of the garden consists of an area of lawn with paths at either end leading to the rear boundary where we have raised flower beds with an array of different plants. Running alongside the garage and workshop are raised flower planters.



**EPC RATING= B.**  
**COUNCIL TAX= F.**  
**ANNUAL ESTATE CHARGE= approx. £540.00 a year.**



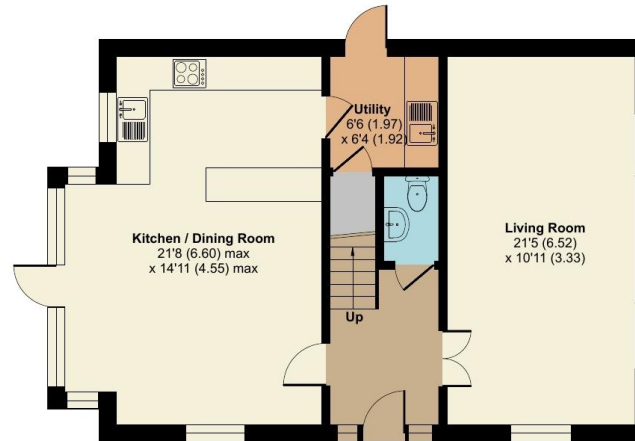
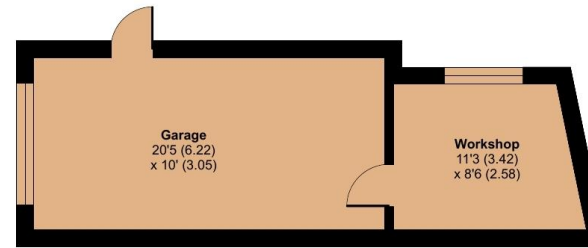
## Barnfield, Billingshurst, RH14

Approximate Area = 1326 sq ft / 123.1 sq m

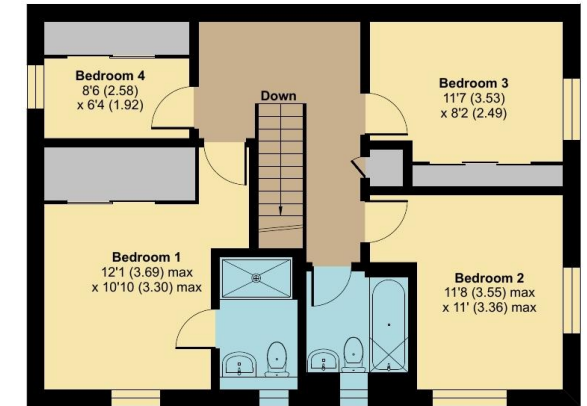
Garage / Workshop = 296 sq ft / 27.4 sq m

Total = 1622 sq ft / 150.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Fowlers Estate Agents. REF: 1463473



*"We'll make you feel at home..."*



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