



## Tree Cottage Highground Lane

Barnham, PO22 0BT

Situated in the charming semi-rural area of Highground Lane, Barnham, this nearly new detached house offers a perfect blend of modern living and convenience. The accommodation includes: good-sized entrance hall with two useful storage cupboards; spacious, open-plan kitchen, living, and dining area, with integrated oven, hob, extractor unit, dishwasher, fridge, freezer, space and plumbing for washing machine, island unit with breakfast bar and patio doors leading to the front of the property; five bedrooms, including two with ensuite shower rooms and two with built-in wardrobes; separate family bathroom. The property offers parking for up to four cars on the driveway, accessed via a shared entrance with a neighbouring property, and features a neat enclosed garden with area of lawn, raised flower-bed, patio and garden shed. Conveniently located just a short distance from Barnham Village amenities, shops, schools, mainline train station and bus routes. With its modern design and prime location, this detached house is a wonderful opportunity for anyone seeking a spacious and stylish home in a desirable area. The property is serviced with bottled gas for cooking, electric under-floor heating and solar panels. Council Tax Band - E. EPC - A. Tenure - freehold.

**£615,000**

# Tree Cottage Highground Lane

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- Nearly-new
- Open-plan kitchen / living / dining room
- Driveway & parking for 4 cars
- Close to Barnham Village amenities, schools, shops, mainline train station & bus routes
- Detached house
- Family bathroom
- Enclosed garden
- 5 bedrooms
- Two ensuite shower rooms
- Semi-rural location

## Entrance Hallway

## Kitchen/Living/Dining Room

19'5" x 19'6" (5.94 x 5.96)

## Bathroom

5'6" x 9'1" (1.69 x 2.79)

## Bedroom 3

8'9" x 9'9" (2.67 x 2.99)

## Bedroom 2

10'4" x 8'0" (3.17 x 2.44)

## Bedroom 5

11'9" x 9'3" (3.59 x 2.82)

## Ensuite for Bedroom 5

2'7" x 8'9" (0.79 x 2.68)

## Bedroom 1

12'11" x 12'10" (3.95 x 3.93 )

## Ensuite for Bedroom 1

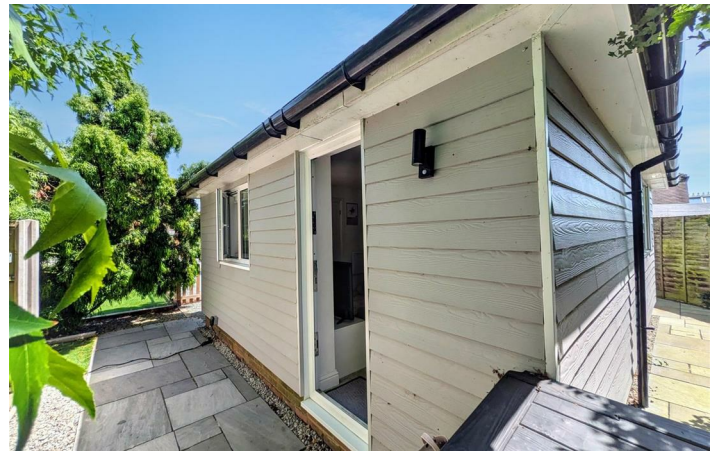
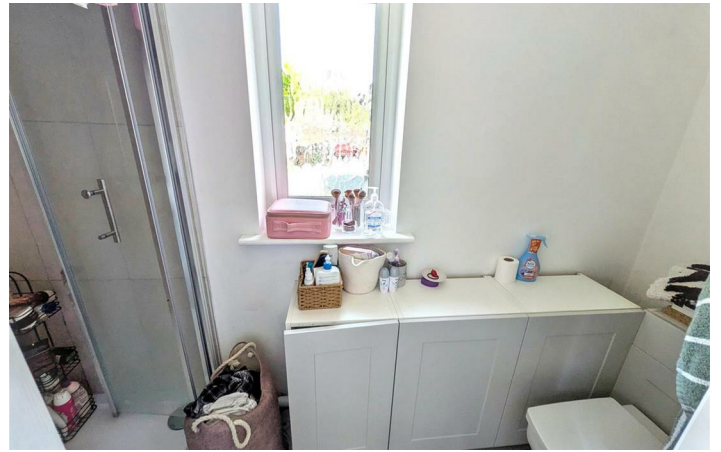
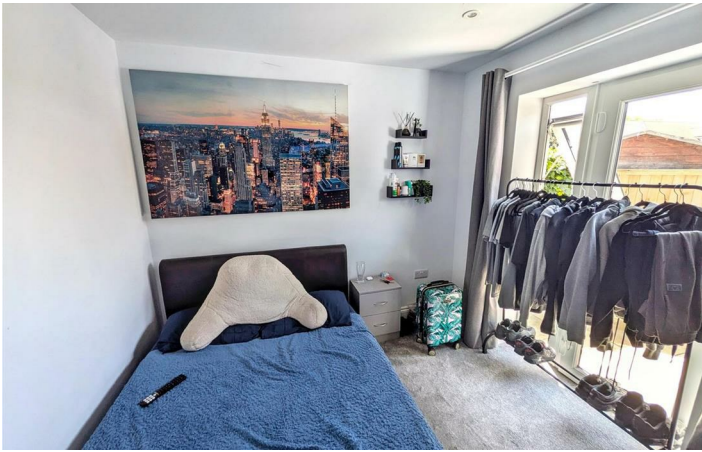
3'5" x 7'8" (1.06 x 2.34)

## Bedroom 4

6'0" x 9'1" (1.84 x 2.79 )

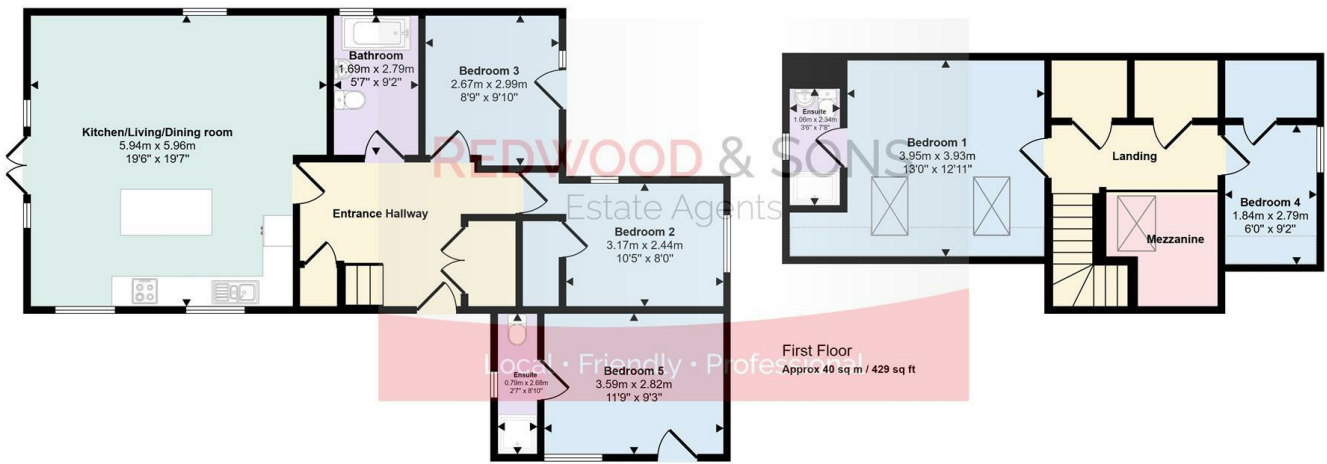


## Directions



# Floor Plan

Approx Gross Internal Area  
124 sq m / 1337 sq ft

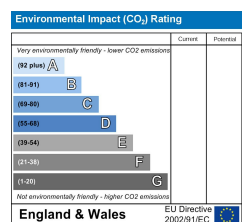
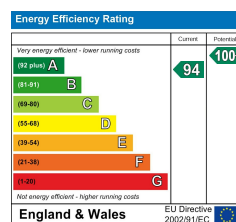


Ground Floor  
Approx 84 sq m / 908 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Mada Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*