

NORTH CHOLLER FARMHOUSE

BARNHAM LANE | WALBERTON | BN18 0AX

Sw
Sims Williams

NORTH CHOLLER FARMHOUSE

BARNHAM LANE, WALBERTON, BN18 0AX

FREEHOLD

- Detached Family Home
- Newly Renovated To High Specification
- Superb Kitchen Family Room
- Separate Utility & Cloakroom
- Ground Floor Office
- 4 Double Bedrooms
- Ensuite to Main & Family Bathroom
- Gardens & Stunning Rural Views
- Ample Off Road Parking







North Choller Farm is an impressive detached family home, originally dating from around 1918 and now thoughtfully extended and newly renovated to a high specification. Set in a desirable rural location adjacent to a farm, the property enjoys a wonderful outlook with lovely views towards the South Downs.

The bright and spacious accommodation includes an oak framed entrance porch, entrance hall, versatile snug/office, and an impressive kitchen/dining/family room with patio doors opening onto the garden. There is also a further reception room, utility/boot room and cloakroom, providing excellent space for both family living and entertaining.

On the first floor, there are four generous double bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Outside, the property enjoys good size front, side and rear gardens, with mature shrubs and trees creating an attractive setting. A gravel driveway provides ample off road parking.

AML & ID

As part of our compliance requirements, all prospective purchasers are required to complete an electronic AML and identity check. A fee of £40 + VAT (£48 including VAT) per purchaser is payable for this service.

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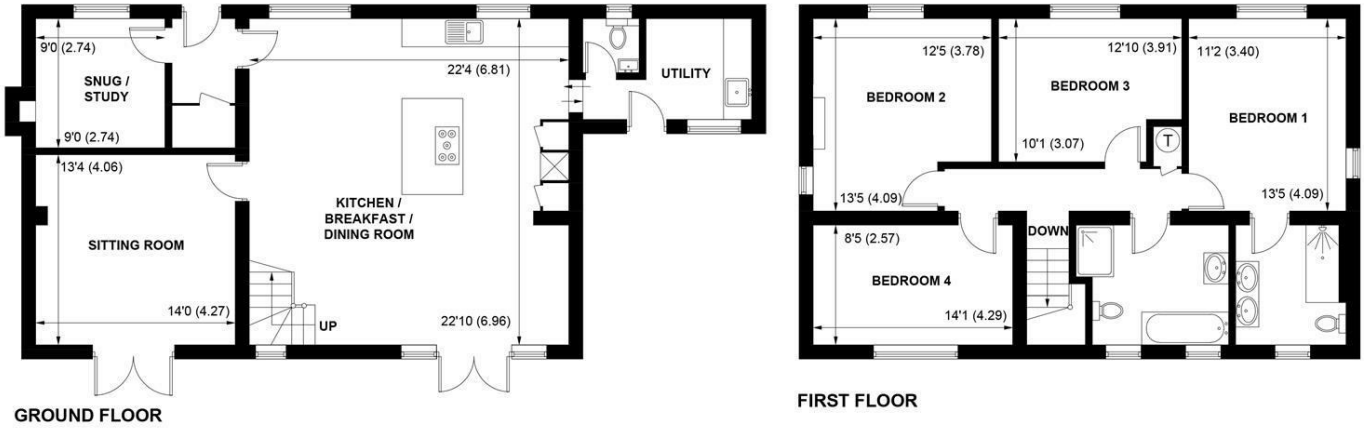
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EPC Band - Current - D Potential - C

Council Tax Band E



APPROXIMATE GROSS INTERNAL AREA = 1799 SQ FT / 167.1 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2026 ©
Produced for Sims Williams

Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.
These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.
As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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