



3, Barnfield Shaw | Wisborough Green | West Sussex | RH14 0GJ

FOWLERS
ESTATE AGENTS



3, Barnfield Shaw

Wisborough Green | West Sussex | RH14 0GJ

£615,000 GUIDE PRICE.

Immaculately presented two double bedroom home set within an exclusive gated development of just eight properties by award-winning Remmus Designer Homes in the sought-after village of Wisborough Green. This stylish home features a high-spec Bosch kitchen with Quartz worktops, Quooker tap and bifold doors, flowing into a bright lounge with garden access. Limestone floors with underfloor heating, two generous bedrooms with wardrobes, south-facing garden, oak car barn with EV charging and excellent energy efficiency complete this exceptional village home.



Beautifully Presented Two Bedroom Home in Gated Village Development

Immaculately presented by its current owners, this stunning two double bedroom home is set within a highly sought-after gated development of just eight individual properties, built by the award-winning Remmus Designer Homes, in the desirable village of Wisborough Green.

The property offers a superb sense of flow and quality throughout. You enter via a covered entrance canopy into a welcoming hallway, which provides access to the cloakroom, kitchen/dining room and lounge.

The kitchen/diner is a true highlight, fitted with high-quality Bosch appliances, an induction hob, Quooker Fusion hot tap, and elegant Quartz worktops and splashback. A thoughtfully designed fitted double cupboard provides excellent storage for coats and shoes. Bifold doors from the dining area open directly onto the garden, while a side door offers additional external access.

The lounge is a bright and comfortable space, also benefiting from bifold doors leading out to the garden, creating an ideal indoor-outdoor living experience. The entire ground floor is finished with stylish limestone tiled flooring and enjoys underfloor heating, powered by a Samsung air source heat pump.



To the first floor are two well-proportioned double bedrooms, both with fitted wardrobes. The principal bedroom benefits from a modern en-suite shower room, while the second bedroom is served by a generous family bathroom, complete with a fitted shelved cupboard for additional storage.

Outside, the property enjoys a good-sized, south-facing garden, featuring a large Indian sandstone patio, perfect for entertaining, along with a garden shed. The home also benefits from an oak-framed car barn, EV charging point, outside tap, and external electric socket.

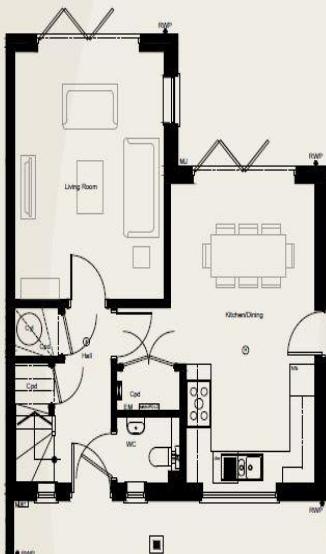
Further benefits include a build warranty, high energy efficiency, and an enviable position within a peaceful, exclusive development in one of West Sussex's most popular villages.

Early viewing is highly recommended to appreciate the quality, setting and lifestyle this exceptional home offers.

EPC RATING = C
COUNCIL TAX BAND = F
ANNUAL SERVICE CHARGE=
£800.00



Ground Floor



First Floor



Home 1

2 Bedroom Semi-detached

Ground Floor

Kitchen	3.3m x 2.2m	10'1" x 7'4"
Dining	3.5m x 3.4m	11'4" x 11'2"
Living Room	4.7m x 3.6m	15'3" x 11'9"

First Floor

Bedroom 1	4.1m x 2.7m	13' 4" x 8'10"
Bedroom 2	3.5m x 3.2m	11'6" x 10'6"

Ko

Store Cupboard
Wardrobe



Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowleronline.co.uk billingshurst@fowleronline.co.uk 01403 786787

Important Notice

1. Fowlers wish to inform all prospective purchasers that these sales particulars do not form part of any contract and have been prepared in good faith to give a fair overall viewing of the property.
2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

5. The photographs shown in these details show only certain aspects of the property at the time they were taken. Certain aspects therefore may have changed and it should not be assumed that the property remains precisely as displayed in the photographs.
6. Fowlers cannot verify whether the property and its grounds are subject to any restrictive covenants, rights of way, easements etc, and purchasers are advised to make further enquiries to satisfy themselves on these points.

