



The Hordens, Barns Green, West Sussex, RH13 0PH





Located in the heart of the popular village of Barns Green, approximately 4 miles south-west of the historic market town of Horsham, this delightful three bedroom terraced property is bound to appeal to a family looking to settle down in a peaceful semi-rural setting, but also those looking to acquire a property they can update the décor and enhance to really put their own stamp design.

The location can't be beaten if you want to enjoy the benefits of village life with the beautiful Sussex countryside surrounding this small community. There are regular local buses into Horsham and Storrington, and Barns Green benefits from the popular Sumner Ponds and café, Queens Head Pub, a village store and popular village Primary school.

Accessed by a block paved driveway providing off road parking for up to four cars, the front door leads into a small entrance hall with stairs leading to the first floor. The internal accommodation consists of a spacious dual aspect lounge providing plenty of room for both dining room and living room furniture with French doors leading out onto the patio area and garden beyond. The kitchen is a generous size, with the benefit of a pantry cupboard under the stairs and is fitted with a good range of base and wall units. Beyond this, is a utility room and guest cloakroom.

To the first floor are three bedrooms, two being doubles with the principal bedroom being particularly spacious and benefitting from twin windows. A family shower room and separate W.C completes the internal accommodation.

The rear garden is an excellent size and one of the highlights of the property with a southerly aspect making it ideal for a family to enjoy throughout the year, with plenty of room for outdoor entertaining and dining.



Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE HALL 6'02" x 8'07" (1.88m x 2.62m)

LIVING/DINING ROOM 11'0" x 19'02" (3.35m x 5.84m)

KITCHEN 9'03" x 10'02" (2.82m x 3.10m)

UTILITY ROOM 6'05" x 9'09" (1.96m x 2.97m)

W.C 2'10" x 5'03" (0.86m x 1.60m)

FIRST FLOOR

LANDING

BEDROOM ONE 13'08" x 9'09" (4.17m x 2.97m)

BEDROOM TWO 10'11" x 10'02" (3.33m x 3.10m)

BEDROOM THREE 7'08" x 8'08" (2.34m x 2.64m)

SHOWER ROOM 6'04" x 5'05" (1.93m x 1.65m)

SEPARATE W.C 3'11" x 3'04" (1.19m x 1.02m)

OUTSIDE

BLOCK PAVED DRIVEWAY

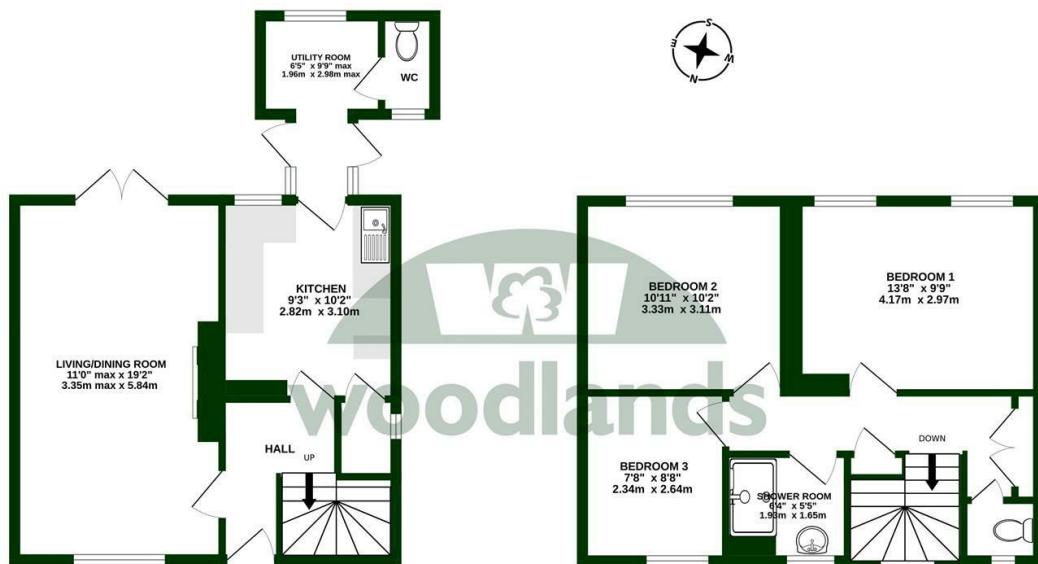
SOUTH FACING REAR GARDEN



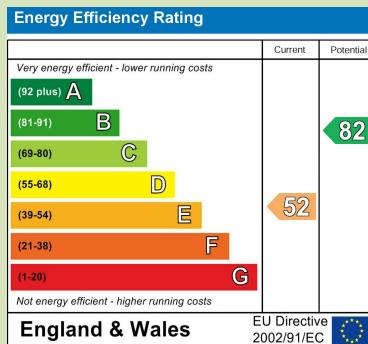
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GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 892 sq.ft. (82.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the measurements contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



MISREPRESENTATION ACT

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

NOTE: whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular interest, please contact our office and we will be pleased to check the information.

The mention of any appliances and/or services, does not imply they are in full and efficient working order.

LOCATION: Barns Green has a thriving community centred around the village green, excellent amenities including shop/post office and the busy Queens Head Pub. Another popular attraction in the village is Sumners Ponds campsite which has a delightful lakeside café and restaurant. There is also a local primary school within the village and a local preschool.

Barns Green sits between the larger villages of Billingshurst (approximately 3.5 miles away) and Southwater (under 3 miles away), while Horsham is just over 4 miles away.

For those needing to commute, Christ Hospital Station (2.4 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.

The historic market town of Horsham offers a comprehensive range of national and independent retailers including a large John Lewis at Home and Waitrose store and twice weekly award-winning local markets in the Carfax square. There is also East Street or 'Eat Street' as it is known locally, where there is a wide choice of chain and independent restaurants. The town offers a full range of amenities with activities for children and adults alike: Horsham Park has a variety of activities at The Pavilions, a leisure centre with gym and swimming pools; The Capitol Arts Centre and Everyman Cinema; and on the west side of the town is the scenic Rookwood Golf course. Further afield, the stunning South Downs and coast are within easy reach by car or train.

DIRECTIONS: From Horsham proceed out of town in a Southerly direction along the Worthing Road and turn right into Tower Hill at The Boars Head Public House. Continue along this road, which leads into Two Mile Ash Road. At the T junction (next to The Bax Castle Public House) turn right and proceed into The Village of Barns Green. At the next junction turn left into Chapel Road and then first left into The Hordens.

COUNCIL TAX: Band C

EPC Rating: E

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270

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