



THE WHYTE COTTAGE

LAKE LANE | BARNHAM | PO22 0AD



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LAKE LANE, BARNHAM, PO22 0AD

- Detached Character Family Home
- Idyllic Private Setting
- Versatile Living Accommodation
- Kitchen Breakfast Family Room
- Feature Through Lounge Dining Room
- 5 Good Size Bedrooms
- Landscaped Wraparound Gardens
- Private Woodland And Rife
- Gated Driveway & Double Garage

A distinctive detached character home, thoughtfully extended and enhanced to create spacious and highly versatile accommodation while retaining a wealth of original charm and period features.

Set within a private and picturesque setting, the property enjoys a rare backdrop with a rife along the boundary and private woodland beyond, enhancing its sense of seclusion and natural beauty.

The accommodation is ideally arranged for both family living and entertaining, centred around a striking through lounge and dining room with fireplaces at either end, complemented by a generous kitchen/breakfast/family room. Further ground floor space includes a utility room, boot room, office and hobbies room, offering excellent flexibility.

In addition, there are two ground floor bedrooms, including a unique split-level mezzanine room with vaulted ceiling and media area, while the first floor provides three further double bedrooms, including a principal suite with en-suite, together with a family bathroom.

Externally, the property is surrounded by beautifully landscaped wraparound gardens that blend seamlessly with the natural surroundings, extending to the rife and private woodland beyond. A gated driveway provides ample parking and leads to a double garage.



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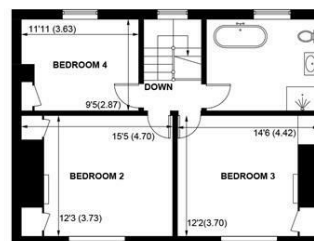
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EPC Band - Current - E Potential - C

Council Tax Band G



FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 2963 SQ FT / 275.3 SQ M
(INCLUDING GARAGE)

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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