



BARN COTTAGE

NORTHFIELDS LANE | WESTERGATE | PO20 3UH

SW

Sims Williams

BARN COTTAGE

NORTHFIELDS LANE, WESTERGATE, PO20 3UH

- Superb Barn Conversion
- Sitting Room With Woodburner
- Stunning Kitchen/Diner
- Utility & Study
- Four Bedrooms
- 2 En Suite Shower Rooms
- Family Bathroom
- West Facing Garden With Rural Views
- Double Garage/Workshop

This beautifully presented barn conversion is situated in a convenient location in a semi rural lane in Westergate with views across farmland towards the West. The property has been totally refurbished to a very high standard by the current owners whilst retaining many of the original oak beams and a character feel throughout.

Accommodation comprises of spacious entrance hall with stairs to the first floor, large study/snug, cloakroom and a walk in boot room. The dual aspect living room has a wood burning stove and double doors to the garden.

The stunning kitchen/diner is fitted with an excellent range of Modern Shaker style units with integrated appliances and the dining area has a vaulted ceiling and a huge picture window framing the wonderful view out to the garden and beyond. There is also a large utility room with door to the outside. The ground floor benefits from under floor heating.

On the first floor there is a spacious landing and 4 good size bedrooms, 2 of which have en suite shower rooms. The main bathroom is accessed from the master bedroom and the landing via Jack and Jill doors.

Outside the rear garden is perfect for entertaining with a large paved patio, a covered seating area and a superb Koi Carp pond with glass viewing panels, all with views over the garden and farmland towards the South Downs. There is a kitchen garden with raised beds and greenhouse, gated storage areas and a large double garage/workshop. A gravelled driveway to the front provides parking for several vehicles.



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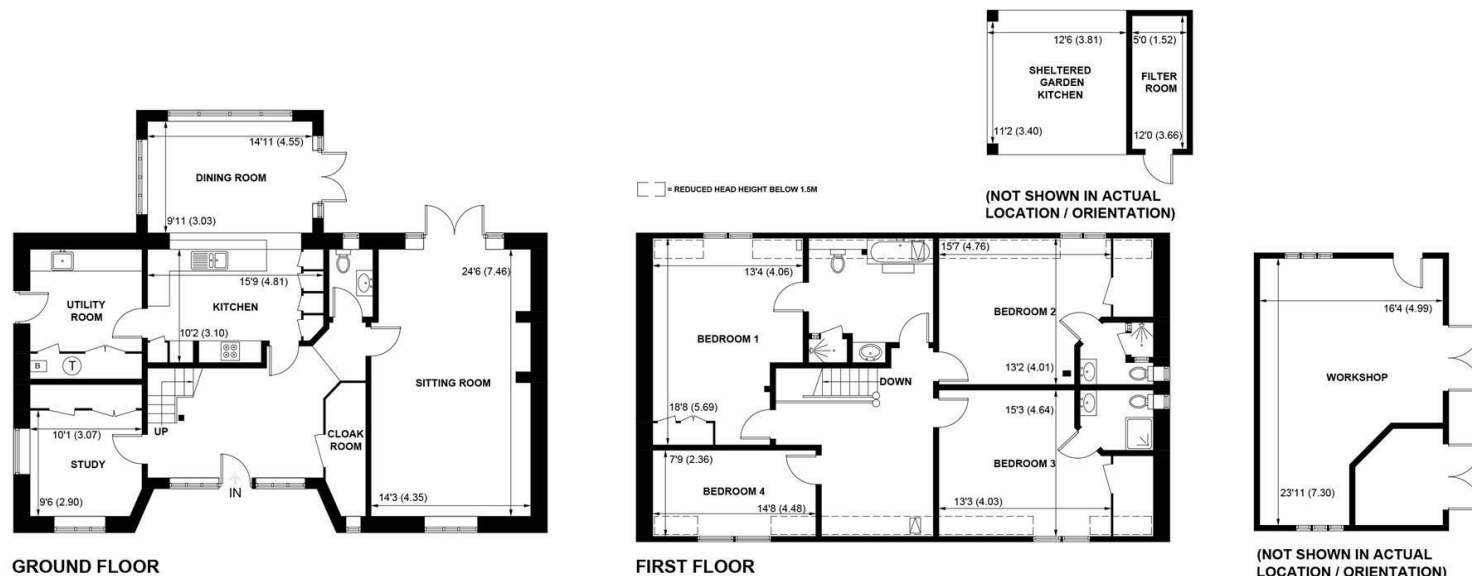
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EPC Band - Current - C Potential - B

Council Tax Band F

From the roundabout at the bottom of Fontwell Avenue proceed west along Nyton Road, tuning right at the Basmati Restaurant into the continuation of Nyton Road. Northfield Lane is the second turning on the right. The Barn will be found on the left hand side.



APPROXIMATE GROSS INTERNAL AREA = 2777 SQ FT / 258 SQ M

FILTER ROOM = 59 SQ FT / 5.5 SQ M

TOTAL = 2836 SQ FT / 263.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2023 ©

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.

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