

THE BARN

MILL LANE | WALBERTON | BN18 0QE

Sw
Sims Williams

THE BARN

MILL LANE, WALBERTON, BN18 0QE

- Unique Detached House
- Double Aspect Lounge
- Superb Kitchen/Dining Room
- Utility Room. Shower Room
- Study/Bedroom 6
- 5 Double Bedrooms
- En-suite To Main
- Annexe Potential
- Gardens. Car Port & Parking







Unique, architect designed, detached house in a highly sought after location within Walberton village. The accommodation offers spacious and versatile family living, gardens, double carport, parking and potential for a self-contained annexe.

Vaulted entrance hallway, double aspect lounge with log burner and bi-fold doors to the garden. Superb kitchen/dining room fitted with a range of Shaker style units with granite worktops and a walk in larder. The dining area also has bi-fold doors to the rear garden. Separate utility and boot room with stairs to the potential annexe with large bedroom and shower room.

Ground floor study/bedroom with adjacent shower room/cloakroom.

On the first floor there are 4 further double bedrooms and two bathrooms.

The beautiful rear garden is mainly lawn, with mature shrubs and trees, borders and a paved patio area with an attractive oak and glass covered veranda.

The property also benefits from under floor heating, heat recovery system and rainwater harvesting.

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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EPC Band - Current - D Potential - C

Council Tax Band G

From the shops at Maple Parade, Walberton proceed west along The Street towards the village green and duck pond. Mill Lane is the 3rd turning on the right hand side (post box at the bottom of the Lane). The Barn can be found on the right.



APPROXIMATE GROSS INTERNAL AREA = 2926 SQ FT / 271.8 SQ M
(EXCLUDING CAR PORT)
OUTBUILDINGS = 222 SQ FT / 20.6 SQ M
TOTAL = 3148 SQ FT / 292.4 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2022 ©
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.

5 MAPLE PARADE,
WALBERTON, BN18 0PR

01243 551368
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