

The Cottage | Trout Lane | Barns Green | West Sussex | RH13 0QD

FOWLERS
ESTATE AGENTS







The Cottage

Trout Lane | Barns Green | West Sussex | RH13 0QD

£650,000 Guide Price

Situated on the edge of the popular village of Barns Green is this charming, detached home offering an exceptional opportunity to create a truly special country residence. Occupying a delightful plot of approximately 0.38 acres, the property has changed ownership once in the last eighty years, a testament to its enduring appeal and idyllic setting. The property has a wealth of character and whilst a charming and spacious three bedroom home at present, should be considered suitable for enlarging, subject to planning consent. An entrance porch leads through to a living room/study that is divided by a central fireplace. There is a good sized dining room with conservatory off. To the rear is a kitchen which leads to a lobby and downstairs w.c./shower. The first floor landing gives access to three bedrooms and a family bathroom. The main bedroom is a very good size and has two large picture windows. To the outside a gravelled drive widens towards the detached garage and the mature gardens have been lovingly cultivated over many decades, creating a peaceful haven with established planting, expansive lawns and inviting seating areas. A covered terrace provides the perfect setting for al fresco dining and year round enjoyment of the gardens.

Entrance
Front door to:

Entrance Porch
Quarry tiled floor, secondary double glazed windows, double opening doors leading to:

Living Room/Study
A charming room divided into two with a central fireplace and a mezzanine study area, secondary double glazing, two radiators.

Dining Room
Herringbone wood floor covering, understairs cupboard, ventilated larder, double opening doors to:

Conservatory
Of uPVC construction with double glazed windows and a tiled floor and there is a door leading to the garden.

Kitchen
Double aspect room comprising: worksurface with inset sink unit having base cupboards under, several further matching worksurfaces with base cupboards and drawers beneath, free-standing cooker and free-standing fridge, radiator, shelved larder.

Rear Lobby
Door to outside, sliding door to:

Shower Room/WC
White suite comprising: shower cubicle with electric mixer shower, pedestal wash hand basin, w.c., radiator, work top with space and plumbing for washing machine beneath.

Landing
Secondary double glazed window, radiator, linen cupboard, access to roof space.

Bedroom One
Double aspect room with secondary double glazed windows, radiator, fitted wardrobes, access to roof space.

Bedroom Two
Aspect to front with secondary double glazed window, radiator, fitted wardrobes with dressing table beneath.

Bedroom Three
Secondary double glazed window, radiator, fitted wardrobe.

Bathroom
Pampas coloured suite comprising: panelled bath with twin hand grips and mixer tap, vanity unit with inset wash hand basin having medicine cabinet over, w.c., bidet, radiator, wall-mounted electric heater, secondary double glazed window.

Drive, Garage and Grounds
The cottage is approached via a good sized shingle drive with double opening timber gates. The drive continues past the cottage where it then widens to provide further parking and this leads to:

Garage with potting shed to the rear
Garage of predominantly timber construction with up and over door.

Gardens
The cottage is situated amongst wonderful gardens. There are vast expanses of lawn with the boundaries marked by a variety of flowers and shrubs giving a particularly green outlook. Encompassing the cottage is a crazy paved path and several terraces.

Location
Barns green includes an attractive village green, local store and primary school and The Queens Head public house. Surrounding countryside is very close at hand providing rural walks along numerous footpaths. The larger village of Billingshurst is about 4 miles to the west and the town of Horsham is about 4 miles to the northeast. There is a mainline train station at Christs Hospital which is about 2 miles away.

EPC RATING= E.
COUNCIL TAX= Band F.



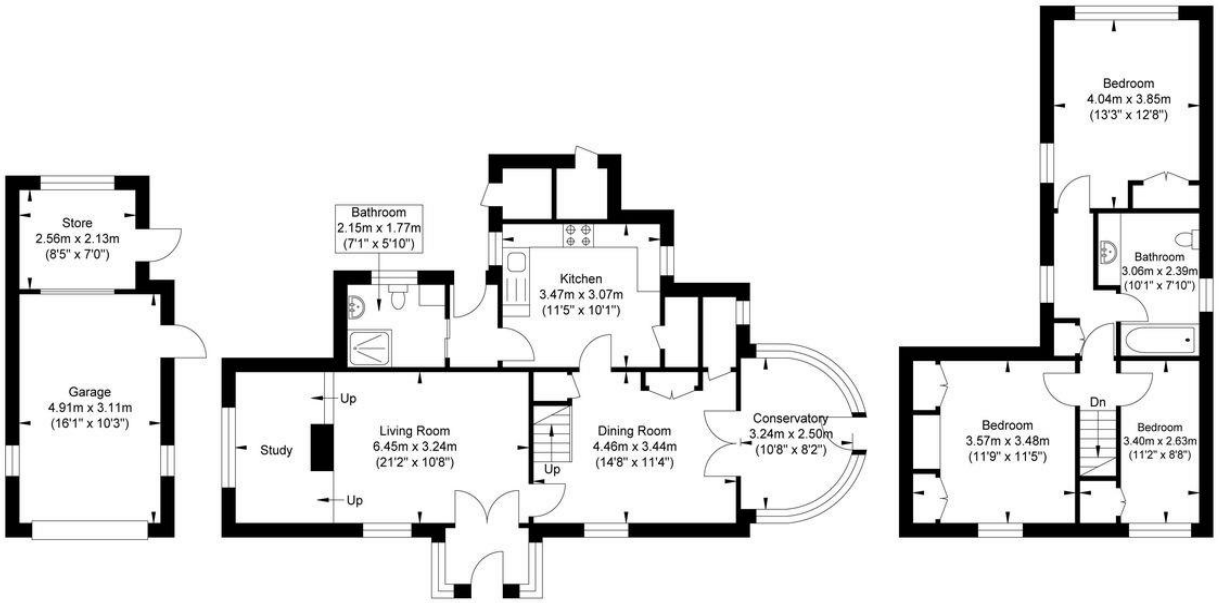








Trout Lane



Garage
Approximate Floor Area
225.82 sq ft
(20.98 sq m)

Ground Floor
Approximate Floor Area
733.77 sq ft
(68.17 sq m)

First Floor
Approximate Floor Area
487.49 sq ft
(45.29 sq m)

N

Approximate Gross Internal Area (Excluding Garage & Store) = 113.46 sq m / 1221.26 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.GOV.UK
NAEA National Association of Estate Agents
OnTheMarket.com
rightmove.co.uk The UK's number one property website

"We'll make you feel at home..."



Managing Director:
Marcel Hoad

Fowlers 74 High Street, Billingshurst, West Sussex, RH14 9QS www.fowlersonline.co.uk billingshurst@fowlersonline.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.
4. 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.

M516 Printed by Ravensworth 01670 713330