



2 Fairfield Cottages

Cross Lane, Barns Green, Horsham, RH13 0TG

Guide Price £450,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

2 Fairfield Cottages, Cross Lane, Barns Green RH13 0TG

Rurally situated within the village of Barns Green is this delightful and well presented two bedroom semi detached cottage offered for sale with the benefit of no ongoing chain. Superbly located and with a good sized garden backing onto open paddock, the property offers comfortable living accommodation which comprises an enclosed entrance porch opening to a lovely sitting room with bespoke hand crafted dresser units either side of the central chimney breast, separate dining room with French doors to the garden, and a fitted Shaker style kitchen. The kitchen opens up to the utility lobby off which is a downstairs cloakroom. On the first floor, there are two double bedrooms, the main bedroom having twin built in hand crafted tallboys, a second bedroom has fitted wardrobes and there is a modern fitted bathroom. The property features multi double glazed windows and enjoys the benefit of an oil fired heating system to radiators and for extra comfort there is a wood burning stove in the sitting room. Outside to the front of the property there is gravelled hard standing providing off road parking. The rear garden is of a good size and features a Large Timber Summer House / Home Office, backs on to open paddock and enjoys a delightful rural setting.

Accommodation comprises:

Double glazed door to

Fully glazed door to

Fully Enclosed Entrance Porch

Double glazed front aspect, fitted coir mat, panelled ceiling and downlighting, wall mounted full length mirror. Multi glazed door open to the:

Sitting Room

Double glazed front aspect, chimney breast with fireplace recess, cast iron wood burner, built in dresser units either side, radiator, two wall lights, downlighting. Opening to

Dining Room

Double glazed French doors to the garden. Understairs recess with desk top. Open Reach master socket, radiator, archway opening to

Kitchen

Double glazed side aspect. Shaker style fitted kitchen with base and wall mounted cupboards and drawers having complimenting work top surfaces incorporating one and a half bowl single drainer stainless steel sink, slimline dishwasher, radiator, space for electric cooker with stainless steel filter over, ceramic tiled splashback, pelmet lights, quarry tiled flooring, downlighting, pine swing doors to

Utility Lobby

Double glazed doors to the side opening to Utility Area with radiator, quarry tiled flooring, worktop surfaces, space and plumbing for washing machine, fridge freezer, loft hatch, shelf.

Cloakroom

Double glazed side aspect, low level wc., wash hand basin with tiled splashback, quarry tiled flooring.

From the Dining Room staircase with rope balustrade leads to the **First Floor Landing** with display unit.

Bedroom 1

Double glazed front aspect, radiator, two wall lights, BT point, twin built in tallboys, downlighting.

Bedroom 2

Double glazed rear aspect, radiator, twin built in double width cupboards with hanging rails and lights, downlighting.

Bathroom

Frosted double glazed side aspect. Fitted with a white suite comprising panelled bath with chromium mixer tap, Triton T80 wall mounted electric shower unit with wall bracket and hand shower, pedestal wash hand basin with chromium mixer tap, tiled splashback with glass tiled relief, mirror, low level wc., towel warmer, airing cupboard housing hot water cylinder and pull out metal shelving, loft hatch with drop down ladder, downlighting, wood flooring.

OUTSIDE

To the front of the property there is a gravel driveway providing off road parking, side access and gate leads to the rear garden which comprises a gravel courtyard, with oil fired boiler, steps to lawned area with brick paved path leading to **Large Summer House / Home Office** with power and light and air conditioning unit, further garden to the rear with hard standing and delightful open look over adjoining paddock.

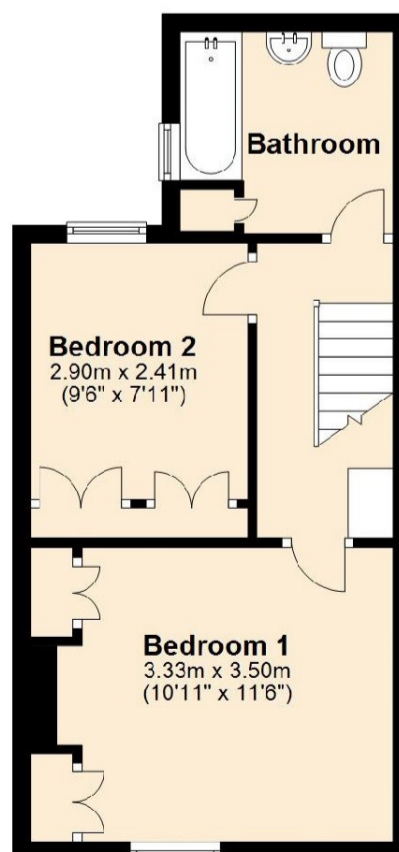
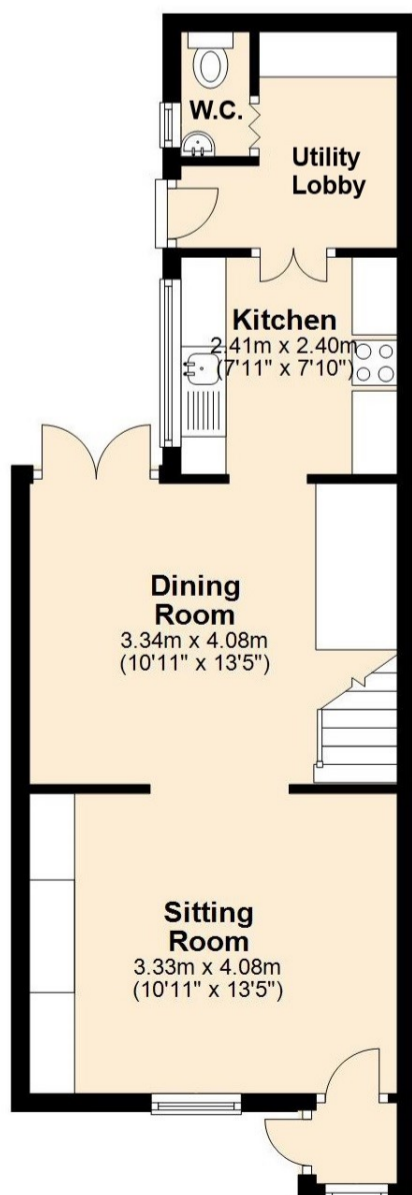
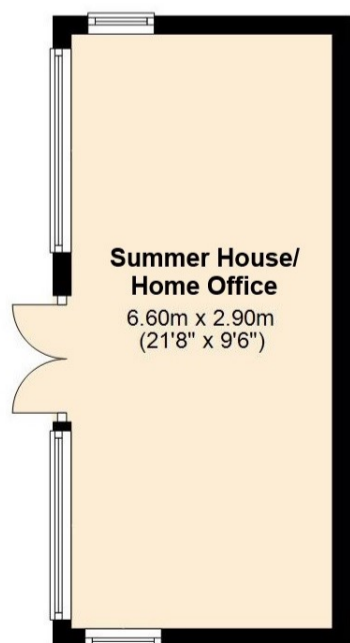
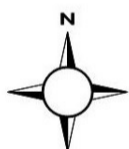
SITUATION

Barns Green has a village shop/post office, public house, church and large new primary school and there is also the excellent Sumners Ponds leisure park which has a café and restaurant. The larger village of Billingshurst is approximately 3 1/2 miles away. Horsham with its extensive range of shops and amenities including a leisure centre and swimming pool, theatre, cinema and golf courses is approximately 4 miles away. There are state and private schools within the catchment area and churches of various denominations. Christs Hospital School with its excellent leisure centre and swimming pool is approximately 2 miles away.

Council Tax Band—E

Referral Fees: Courtney Green routinely refer prospective purchasers to Nephote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nephote Financial Ltd.

Ref: 25/5726/13/12



Total area: approx. 92.8 sq. metres (999.2 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

