



16 Bramble Close

Barns Green, Horsham, West Sussex, RH13 0AW

Offers Over £580,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

16 Bramble Close, Barns Green, Horsham, West Sussex, RH13 0AW

Courtney Green are delighted to bring to the market this stunning three bedroom link-detached home, built by Berkeley Homes in 2015 to exacting standards and further improved by the current owners. The accommodation comprises a covered storm porch, an entrance hall, a downstairs cloakroom, a high specification fitted kitchen with integrated appliances and an open plan sitting room/dining room making up the ground floor. On the first floor there are three good sized bedrooms, an ensuite shower room to the principal bedroom, and a family bathroom. There is an attached garage with power and lighting, driveway parking, and a landscaped garden which enjoys a sunny South-Westerly aspect.

SITUATION: The idyllic village of Barns Green offers amenities such as a primary school, a cricket club, a village shop, and a well regarded pub. The village is also well known for hosting an annual half marathon and 10 km run that traverse the scenic rural lanes and the historic Christ's Hospital School. The property is approximately 4.5 miles from Horsham, which features a wide variety of shops, restaurants, and entertainment options, as well as state schooling. Horsham is served by a mainline railway station providing fast connections to London in less than an hour, and Gatwick Airport in less than 20 minutes. Christ's Hospital also has a mainline station located 2.5 miles away. The larger village of Billingshurst, is just 4 miles away with its own shopping and educational facilities.

The accommodation comprises:

Entrance Hall A welcoming entrance hall with views through the length of the property, Amtico flooring, downlighting, door to kitchen, door to cloakroom, radiator, stairs rising to the first floor landing.

Cloakroom Comprising a low-level WC with concealed dual flush cistern, wall hung wash hand basin with mixer tap, inset mirror wall, heated towel radiator, obscured side aspect window, downlighting, Amtico flooring.

Open Plan Kitchen and Living Area

This stunning open plan main living space has three defined areas one being the kitchen leading to the seating area and open to the sunroom dining room. The kitchen comprises a range of eye and base level cabinets and drawers finished in a warm grey with complimenting wood affect worktops over. The high specification AEG and Electrolux integrated appliances include an eye-level electric oven, fridge/freezer, four burner induction hob with hidden extractor over, dishwasher, and a washer dryer. There is a one a half bowl stainless steel sink and drainer with mixer tap, acrylic splashback, downlighting, Amtico flooring, continuation of worktop creating a breakfast bar, and a large bay window making a perfect area for a breakfast table. Open to the kitchen is the generously proportioned sitting area, where there are two radiators, a large under stairs storage cupboard, a rear aspect window overlooking the garden, high-level television and power point for wall mounted television, Amtico flooring, and opening to the dining area. The wonderfully bright dining area has a vaulted ceiling, glass gable end with full height side aspect windows, radiator and French doors opening to the rear garden.

From the **Entrance Hall** stairs rise to the **First Floor Landing** which is a large space in itself, with an airing cupboard housing the Potterton gas fired boiler and tank, loft hatch with drop-down ladder accessing the loft space which is partly boarded. We understand there is potential to convert the large lost space, subject to the usual consents.

Bedroom 1 A large double bedroom with triple fitted wardrobe, front aspect window, radiator, and door to ensuite shower room.

Ensuite Shower Room A luxury ensuite shower suite comprises an oversized walk-in shower with glass shower screen, rainfall showerhead, handheld shower attachment, concealed shower mixer and tiled niche. There is a low-level WC with concealed dual flush cistern, wall hung wash hand basin with mixer tap, heated towel radiator, recessed bathroom cabinet with internal shaver point, glass shelving and spotlights. Obscured front aspect window, downlighting, extractor fan, tiled floor.

Bedroom 2 A further large double bedroom with rear aspect window overlooking the garden, radiator.

Bedroom 3 With rear aspect window, and radiator.

Family Bathroom A luxury bathroom suite comprising an enclosed panel bath with glass shower screen and wall mounted shower over, tiled niche, central bath filler, concealed bath mixer taps low level WC with concealed dual flush cistern, wall hung wash hand basin with mixer tap, display shelf with inset mirror and shaver point, heated towel radiator, tiled floor, downlighting, and extractor fan.

OUTSIDE

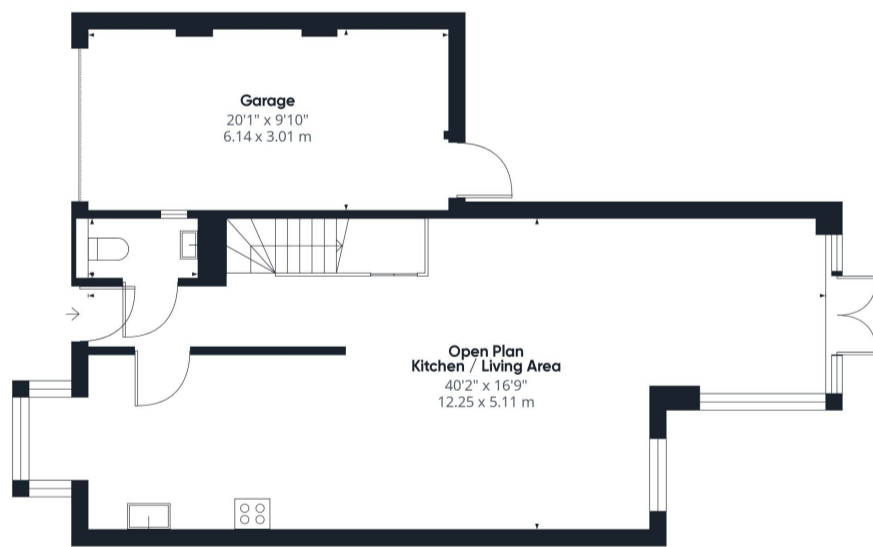
To the front of the property there is a block paved driveway providing off road parking leading to the Garage A large garage with up and over door, multiple power points lighting, partial boarding in the roof space, gas meter and rear door accessing the garden. There is also attractive box hedging, a covered storm porch, and a side access gate which opens to a useful covered storage/bin area and accesses the rear garden. The rear the garden enjoys a sunny South-Westerly aspect and has an Indian sandstone patio, a neatly kept lawn, mature planting, and a timber shed.

Council Tax Band— D

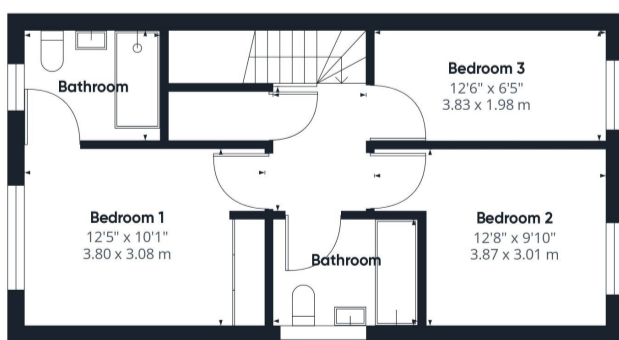
Estate Charge £250 per annum

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

Ref: 24/5697/26/09



Floor 1



Floor 2



Approximate total area¹⁾
1257.87 ft²
116.86 m²

Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
92-100 (A)	92
81-91 (B)	82
69-80 (C)	
55-68 (D)	
39-54 (E)	
21-38 (F)	
1-20 (G)	

1) Not energy efficient - higher running costs
England & Wales EU Directive 2002/91/EC

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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