

Clarkes

Estate Agents & Lettings Agents

Asking Price Of

£875,000

Freehold

Elm Grove, Barnham, PO22 0HL



Book a Viewing

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<http://www.clarkesestates.co.uk>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	76

England, Scotland & Wales EU Directive 2002/91/EC

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IMPORTANT NOTICE
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01243 861344



- Substantial Detached Home
- Private Estate in a Village
- 4 Bedrooms, 3 Bathrooms
- Large Sun Room
- South Westerly Aspect Garden
- Double Garage



Accommodation

Ground Floor

Sitting Room: 18' 8" x 13' 3" (5.71m x 4.06m)
 Dining Room: 12' 3" x 9' 4" (3.75m x 2.85m)
 Kitchen: 14' 1" x 8' 4" (4.31m x 2.56m)
 Utility Room: 10' 7" x 6' 6" (3.25m x 1.99m)
 Conservatory: 24' 3" x 10' 1" (7.41m x 3.09m)
 Gym/Bar: 23' 2" x 7' 6" (7.07m x 2.29m)
 Study: 12' 8" x 10' 0" (3.87m x 3.06m)
 WC

First Floor

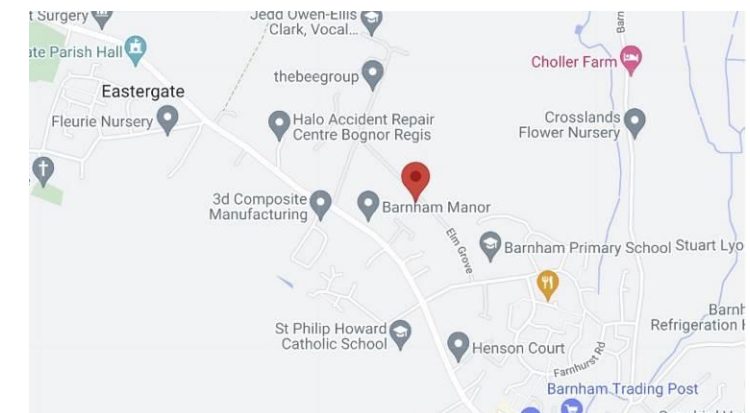
Bedroom 1: 14' 6" x 13' 5" (4.44m x 4.10m)
 Ensuite: 10' 1" x 8' 5" (3.08m x 2.57m)
 Bedroom 2: 14' 4" x 9' 8" (4.39m x 2.95m)
 Bedroom 3: 11' 8" x 7' 10" (3.56m x 2.39m)
 Bathroom: 10' 9" x 5' 9" (3.30m x 1.77m)

Second Floor

Bedroom 4: 21' 7" x 10' 5" (6.58m x 3.19m)
 Ensuite: 8' 11" x 7' 3" (2.73m x 2.21m)

Double Garage: 19' 11" x 18' 2" (6.09m x 5.55m)

Council Tax Band: F



What the agent says... “”

This substantial family home resides in a quiet private estate in Barnham village, conveniently close to shops, amenities and a mainline station. The property has been greatly improved and extended by the current owners and it sits on a generous plot boasting a south-westerly facing garden.

The accommodation briefly comprises an entrance porch, leading to the hallway, there is a sitting room, kitchen, adjacent utility, breakfast room, a large sun room which is currently used as a dining room, study/ home office, and a further reception room used as a gym and bar. To the first floor, the principal bedroom features a range of fitted wardrobes and an en-suite bathroom. There are two further bedrooms, served by a family bathroom. Finally on the second floor, there is a fourth bedroom which also has an en-suite bathroom.

Externally, the property is well screened to the front, with mature hedges opening up to a large parking and turning area, which leads to the integral double garage. The back gardens are mostly laid to lawn with an attractive patio area around the rear of the property. The

The south-westerly aspect makes this a lovely sun trap.

The property is presented in good decorative order throughout and is available to purchase without an ongoing chain. We anticipate this will be a lovely long term home for an incoming buyer in a desirable area and viewings are highly recommended.

