



Oakside | Valewood Lane | Barns Green | Horsham | RH13 0QJ





## Oakside

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**£995,000 FREEHOLD**

Situated on the edge of the village of Barns Green with its local store, public house, cricket field and Summers Pond, which is known for its recreational facilities and alfresco dining. The property is situated along a country lane and was constructed by Berkeley Homes and is one of only three properties. As you approach the property you will be met by a large sweeping gravelled drive with deep well-stocked flower beds to either side with an array of wild planting. The large drive heads towards the property where there is an integral double garage. The property has been extensively renovated by the present vendors recently, and this includes full re-decoration throughout, replacement of all windows including tri-fold doors from the kitchen/breakfast room and the drawing room leading to the landscaped garden. The reception hall leads to three formal reception rooms including a large drawing room and dining room. The kitchen/breakfast room has been completely re-fitted with an extensive range of units and many integrated appliances. The ground floor also has a utility room and cloakroom. On the first floor, the galleried landing has a double aspect and is a real feature of the property. There are five bedrooms, with both the main bedroom and guest suite having full en-suite bathrooms and there is also a family bathroom with full suite including shower cubicle. The rear garden has a secluded outlook and has been landscaped with a full width terrace with shaped edging, area of lawn and deep well stocked flower borders.

### **Pillared Entrance Canopy**

Front door with double glazed insert leading to:

### **Reception Hall**

Karndean flooring, staircase to first floor with ornate wooden balustrade and understairs storage.

### **Cloakroom**

Re-fitted with suite comprising: concealed cistern w.c. with mirror over and quartz display sill with matching window sill, wash hand basin with mixer tap and storage under, splash back, double glazed window, heated towel, Karndean floor.

### **Drawing Room**

Double aspect room with a centrepiece stone fire surround with raised slate hearth and open grate, two radiators, one being covered, ornate coving, double glazed window, double glazed tri-fold opening doors leading to terrace and garden.

### **Dining Room**

Approach via reception hall with double opening doors, this large room has an aspect to the rear with double glazed windows and radiator, ornate coved ceiling.

### **Study**

Bay with double glazed windows, shaped and fitted desktop, radiator, coved ceiling.

### **Kitchen/Breakfast Room**

A double aspect room with tri-fold doors opening out to terrace and rear garden. The kitchen has been recently re-fitted with an extensive range of units comprising: stone work top with inset one and a half bowl sink unit and drainer, mixer tap with instant hot water attachment to side, base cupboards, integrated dishwasher, door concealing waste bins, further matching worksurface with inset 'Bosch' electric hob with base cupboards and pan drawers beneath, cooker unit housing twin ovens with storage above and below, space for large fridge/freezer with display shelving to one side and further storage above, range of matching eye-level units, extractor fan over hob, centrepiece large deep work top with

base cupboards under, also incorporating breakfast table, radiator, Karndean floor, double glazed window, coved ceiling.

### **Utility Room**

Re-fitted and comprising: worksurface with inset resin sink unit with mixer tap having base cupboards under, space and plumbing for washing machine and tumble dryer, tall shelved unit to side, Karndean floor, radiator, coved ceiling.

### **Landing**

Large galleried landing with ornate balustrade over stairwell, two double glazed windows, access to roof space, deep shelved linen cupboard housing pressurised hot water system.

### **Main Bedroom**

Two double fitted wardrobes with space for dressing table between, double glazed window, radiator, coved ceiling, door to:

### **En-suite Bathroom**

Re-fitted quality suite comprising: free-standing 'ball and claw' bath with ornate mixer tap having hand held shower attachment, large walk-in tiled shower cubicle with glazed frameless screen and ornate mixer shower with drench head, period style large wash hand basin with ornate taps, period style low level w.c., chrome heated towel rail, large polished tiled floor, coved ceiling, double glazed window.

### **Guest Suite**

Two sets of double opening doors leading to deep eaves cupboard with hanging rails and shelving, double glazed window, radiator, coved ceiling, door to:

### **En-suite Bathroom**

Panelled bath with twin hand grips, mixer tap, hand-held shower attachment, fitted shower screen, pedestal wash hand basin with mixer tap, w.c., shaver point, tiled floor, part tiled walls, radiator, double glazed window.

### **Bedroom Three**

Fitted double wardrobe, further fitted single wardrobe, double glazed window, radiator, coved ceiling.

### **Bedroom Four**

Fitted double wardrobe, double glazed window, radiator, coved ceiling.

### **Bedroom Five**

Double glazed window, radiator, coved ceiling.

### **Family Bathroom**

Comprising: tile enclosed bath with twin hand grips, mixer tap and hand-held shower attachment, separate tiled shower cubicle with mixer shower, pedestal wash hand basin with mixer tap, w.c., shaver point, tiled floor, part tiled walls, coved ceiling, double glazed window, radiator.

### **Double Garage**

Twin up and over garage doors, power and light, floor painted with dust inhibitor paint, white-wash walls and a plastered and painted ceiling. To one corner of the garage is a recently installed oil fired boiler, and to the rear of the garage is a door giving access to the outside, with a canopy over that adjoins the utility room. Also in the garage is a door leading to the reception hall.

The property is very well set back from Valewood Lane and is approached via a sweeping gravelled drive with mature flower beds to either side with an array of wild planting to encourage insects and birds. The gravelled driveway continues towards the property where there is a turning point, water treatment plant, enclosed via shaped Laurel hedge and side access on both sides of the property leading to the:

### **Rear Garden**

The rear garden has been extensively landscaped and consists of a full width large patio with shaped edges and a shingle planting area leading to an area of lawn with brick enclosed edging. Towards the rear boundary is a very deep well stocked border running the full width of the property with two Oak trees. The garden is enclosed by close boarded fencing and Laurel hedge and has a particularly secluded outlook.

**EPC RATING= D**  
**COUNCIL TAX= G**





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Approximate Gross Internal Area = 233.7 sq m / 2515 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID983190)



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



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