





## 2 Barnham Court Cottages, Barnham

A fabulous five bedroom detached family house with a large garden and rural views



- ▶ **Versatile 2,211 sqft accommodation**
- ▶ **15 minutes' walk from village and train station**
- ▶ **4 reception rooms**
- ▶ **Large 0.30 acre garden**
- ▶ **Extensively remodelled and updated**
- ▶ **Ground floor shower room and first floor bathroom**
- ▶ **Detached studio/home office**
- ▶ **Semi-rural location**

If you are looking for a spacious five bedroom detached family house in a semi-rural location, yet within a fifteen minute walk of a mainline railway station and village centre, we thoroughly recommend you view this fabulous home in Barnham.

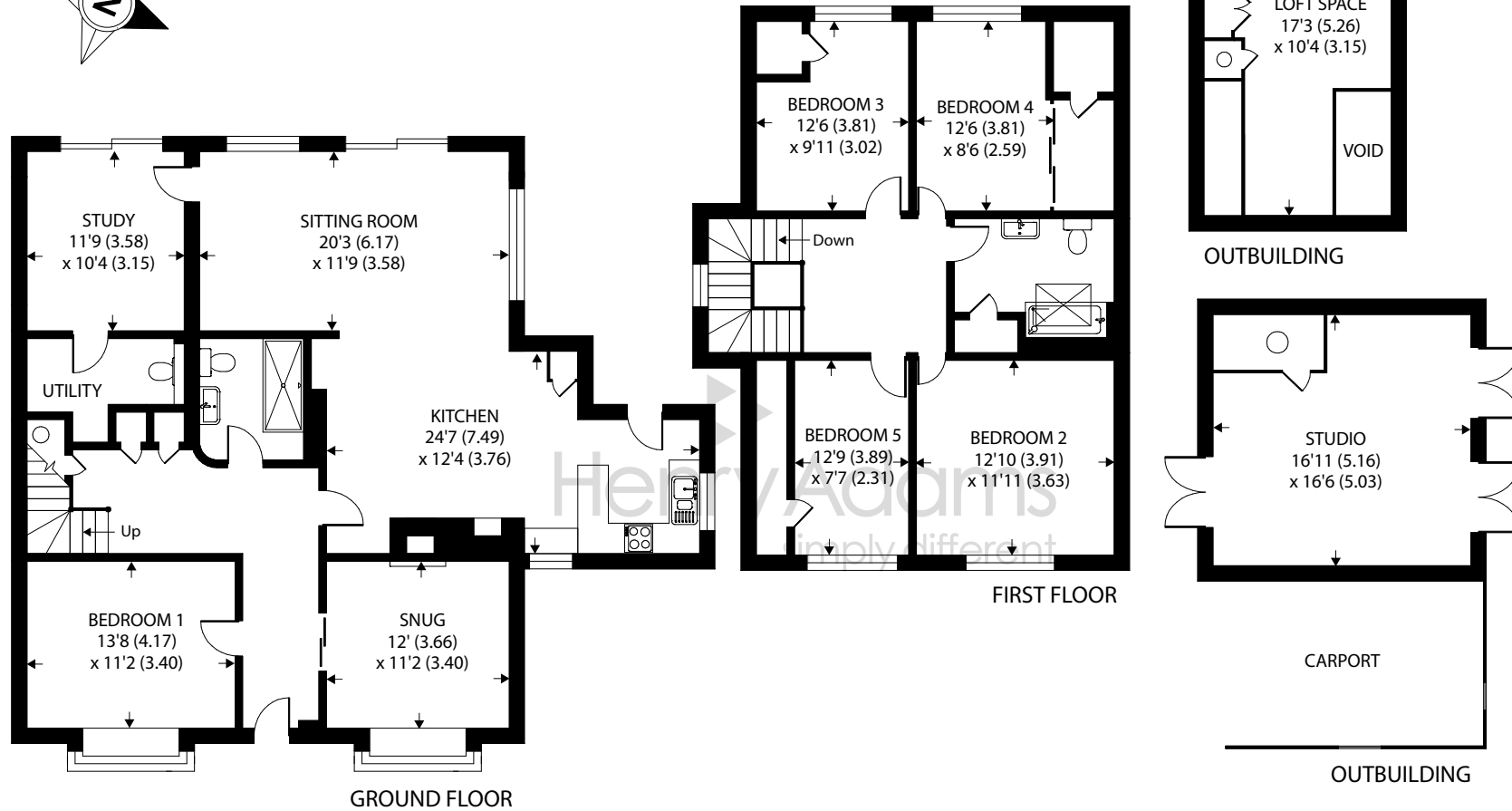
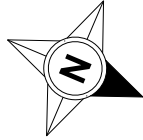
Standing in a delightful mature garden of just under a third of an acre (0.30 acre) facing south west at the rear, the property offers versatile accommodation with bedroom and bathroom facilities on both the ground and first floor. The present owners have extensively remodelled and updated the property since purchasing the house in 2015. Large picture windows in the reception rooms and kitchen ensure the living space is flooded in natural light, with open aspect views across the neighbouring paddocks. The principal living area is open plan and includes a large kitchen family room and spacious formal sitting room with patio doors out to the rear garden. The ground floor also has a snug/TV room, a study and a utility room/cloakroom. A double bedroom and contemporary shower room complete the ground floor. Upstairs there are four further bedrooms and a modern bathroom.

The garden is a particular feature of the property and is approached by a gravelled driveway (partially shared with number 1) providing off road parking for a number of cars and leading to a single carport. The original double garage has been informally converted into an impressive studio/home office with doors at the rear opening onto an elevated decked area.









Approximate Area = 2211 sq ft / 205.4 sq m

Outbuilding(s) = 461 sq ft / 42.8 sq m

Total = 2672 sq ft / 248.2 sq m

For identification only - Not to scale



Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

## Location

The village of Barnham offers a range of local shops, schools, a public house and the railway station with a mainline to London Victoria. Nearby, there is Fontwell racecourse for jump horse racing and Goodwood for flat horse racing including the Qatar Goodwood Festival. The world-renowned Festival of Speed and the Goodwood Revival are major events on the motor sport calendar, while for golf enthusiasts, there is the beautiful Downland course. Barnham is situated between the cathedral city of Chichester - with its Festival Theatre, excellent high street shops, many fashionable restaurants, cafés and bars - and the historic town of Arundel. Close by, the South Downs National Park is a wonderful environment for ramblers, horse riders and cyclists. Chichester Harbour, to the west, offers unmatched sandy beaches and is a paradise for sailors.

## Directions

Pass through the village of Barnham in an easterly direction and under the railway bridge. Take the first turning on the right into Church Lane and continue for 0.44 of a mile. Turn right into Highground Lane and the property is on the left after a short distance. <https://what3words.com/shed.urban.ruins>



