



6 Townfield

A spacious and well presented extended family home offering flexible accommodation and located in a sought after village.



- ▶ Village location with schools nearby
- ▶ Well presented throughout
- ▶ Southerly aspect rear garden
- ▶ Stunning kitchen/dining room
- ▶ Five bedrooms
- ▶ Flexible accommodation
- ▶ Off road parking for several vehicles
- ▶ En-suite bathroom to main bedroom
- ▶ Three reception rooms

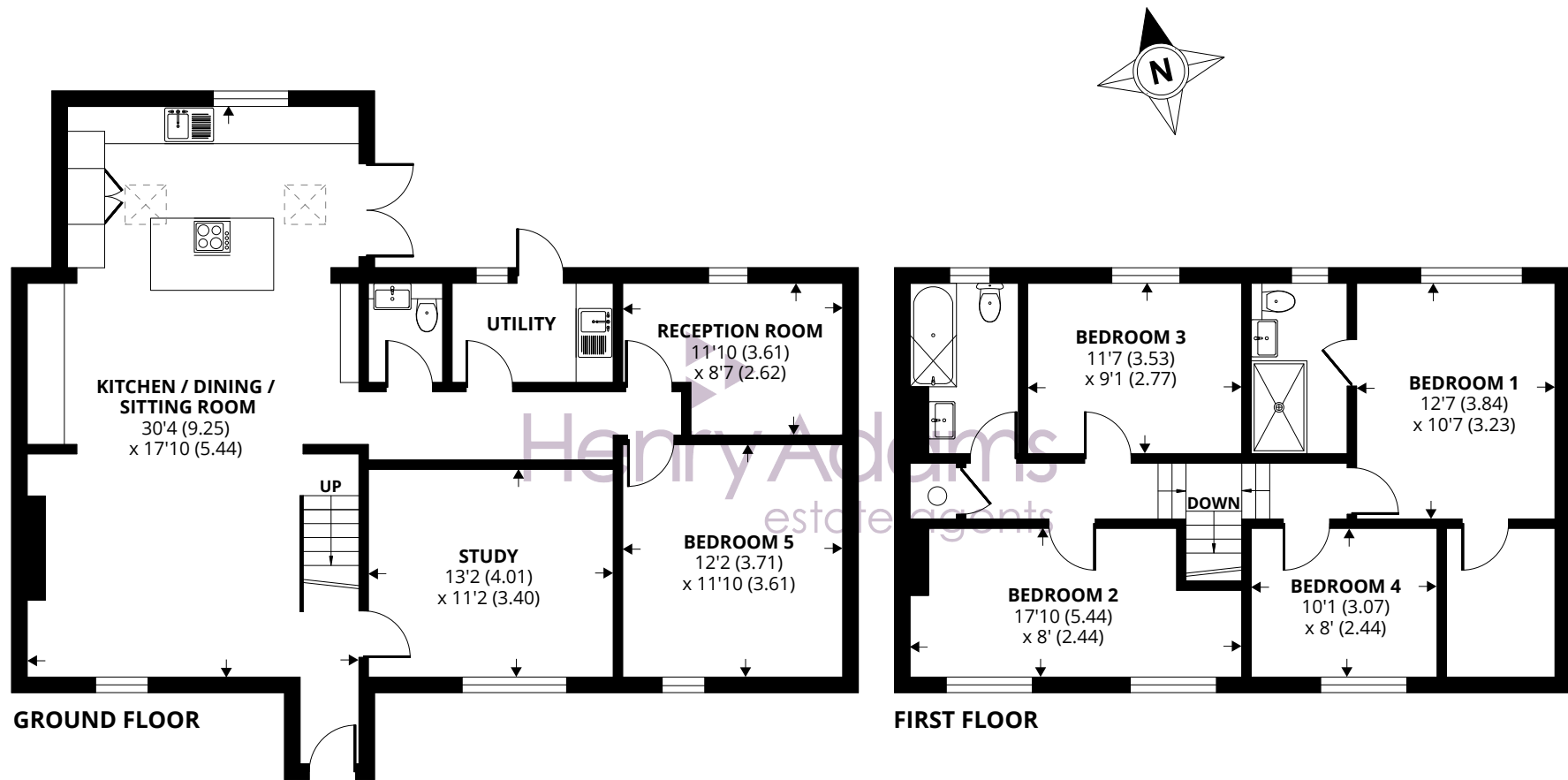
6 Townfield enjoys a fine location just beyond the village green and boasts exceptionally large family sized accommodation with a rear garden extending to approximately 115 feet. The impressive ground floor accommodation affords three spacious reception rooms as well as a double bedroom and a stunning extended kitchen/dining room fitted with a range of base and wall units, granite worktops, central island with inset hob unit with cupboards and drawers under, integrated appliances with double glazed doors opening to the rear garden. A cloakroom, utility room with sink unit and door to garden.

The stairs rise and turn to the first floor landing which is equally as impressive, approached off a split level landing with an en suite bathroom to the master bedroom and a family bathroom serving the other three bedrooms.

Outside, a wide driveway provides parking for several vehicles adjoined by a shingled area with the border skirted by shrubs, herbaceous planting and roses, gated side access leads to the large rear garden is another fine feature enjoying a south westerly aspect and laid principally to lawn, with large paved patio area, the whole well enclosed with part hedged boundaries which is not overlooked at the rear. The two timber garden sheds are included in the sale.

Henry Adams highly recommend an internal viewing of this fabulous family home.





Approximate Area = 1826 sq ft / 169.6 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.

Situation

Kirdford is a picturesque Sussex village renowned for its pretty period houses and cottages with a range of facilities including a popular public house, a restaurant, a fine Parish Church and a recently opened village shop with a cafe. The larger historic centres of Petworth and Billingshurst are about 5.5 miles, the latter providing schooling for all age groups, a range of shopping facilities, a leisure centre and a mainline station with a train service into London Victoria. The provincial centres of Horsham and Haslemere (with its mainline station into London Waterloo) are about 13 and 19 miles respectively.

Directions

From our Billingshurst office proceed south down the High Street and at the second mini roundabout turn right along the A272 towards Wisborough Green. Proceed over the next two roundabouts, remaining on the A272, and having reached Wisborough Green (after approximately 2 miles) turn right by the village green and then take the first turning left signposted Kirdford. In the centre of Kirdford village turn right towards Petworth and the property will then be found on the left hand side just beyond the village green on the right.

