



# LAMBS GREEN, HORSHAM

THIS BEAUTIFUL 4 BEDROOM PROPERTY IS SITUATED IN AN ACRE OF ITS OWN GROUNDS IN THE VILLAGE OF LAMBS GREEN, ONLY 1 MILE FROM RUSPER VILLAGE CENTRE WITH ITS SHOP, PUB AND POST OFFICE.



# PROPERTY FEATURES

## HOUSE

- 4 DOUBLE BEDROOMS
- MASTER BEDROOM WITH EN-SUITE
- CONSERVATORY
- SITTING ROOM WITH OPEN FIRE
- OFFICE
- KITCHEN
- DINING ROOM
- LARGE UTILITY
- DOWNSTAIRS WC

## OUTSIDE

- LARGE PRIVATE REAR GARDEN OVER LOOKING FIELDS.
- WOOD SHED & WORKSHOP
- PATIO & SEATING AREA
- DOUBLE CAR PORT
- PARKING FOR MULTIPLE CARS

## THE AREA

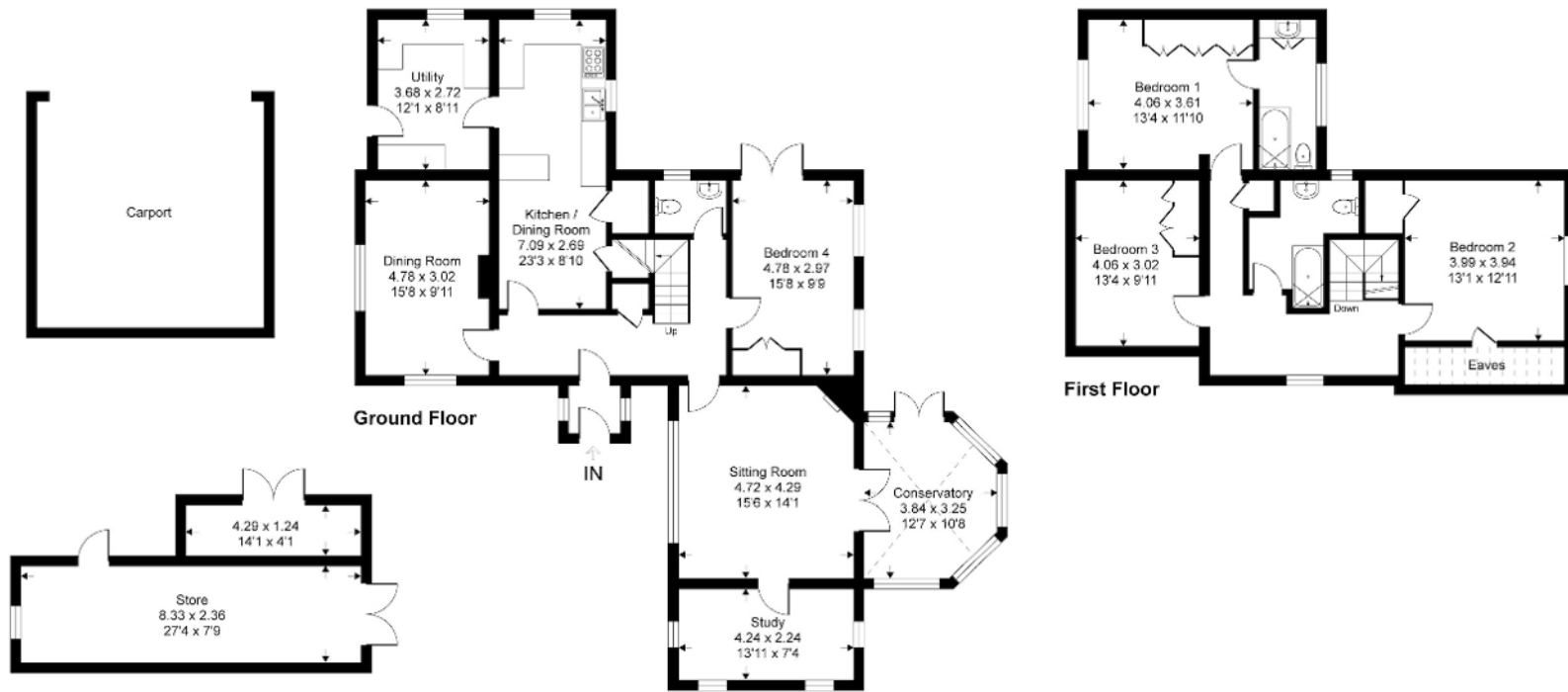
- RUSPER VILLAGE HAS A PRIMARY SCHOOL, VILLAGE SHOP, POST OFFICE & PUB
- 1 MILE TO BOHUNT SECONDARY SCHOOL AND 2.5 MILES INTO HORSHAM WITH ITS WIDE RANGE OF INDEPENDENT SHOPS, SUPERMARKET & SCHOOLS.
- TRAIN STATIONS - LITTLEHAVEN (3 MILES) & HORSHAM (4.5MILES) HAVE A DIRECT LINE TO LONDON VICTORIA (58MINS).











This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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COUNCIL TAX BAND: G

COUNCIL: HORSHAM DISTRICT COUNCIL

SERVICES: OIL & PRIVATE SEWERAGE

TENURE: FREEHOLD

APPROX GROSS INTERNAL AREA = 199 SQ M / 2137 SQ FT

APPROX OUTBUILDINGS INTERNAL AREA = 25 SQ M / 270 SQ FT

APPROX TOTAL INTERNAL AREA = 224 SQ M / 2407 SQ FT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA 07464 043 045.