



## 22 Wentworth Close, Barnham

A well-proportioned family house with delightful views.

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- ▶ Breathtaking rural views to the rear
- ▶ Dining room
- ▶ Utility/study
- ▶ Cloakroom
- ▶ Bathroom/WC
- ▶ Sitting room
- ▶ Modern kitchen/breakfast room
- ▶ Principal bedroom with en-suite facility
- ▶ Four further bedrooms
- ▶ Garage and driveway

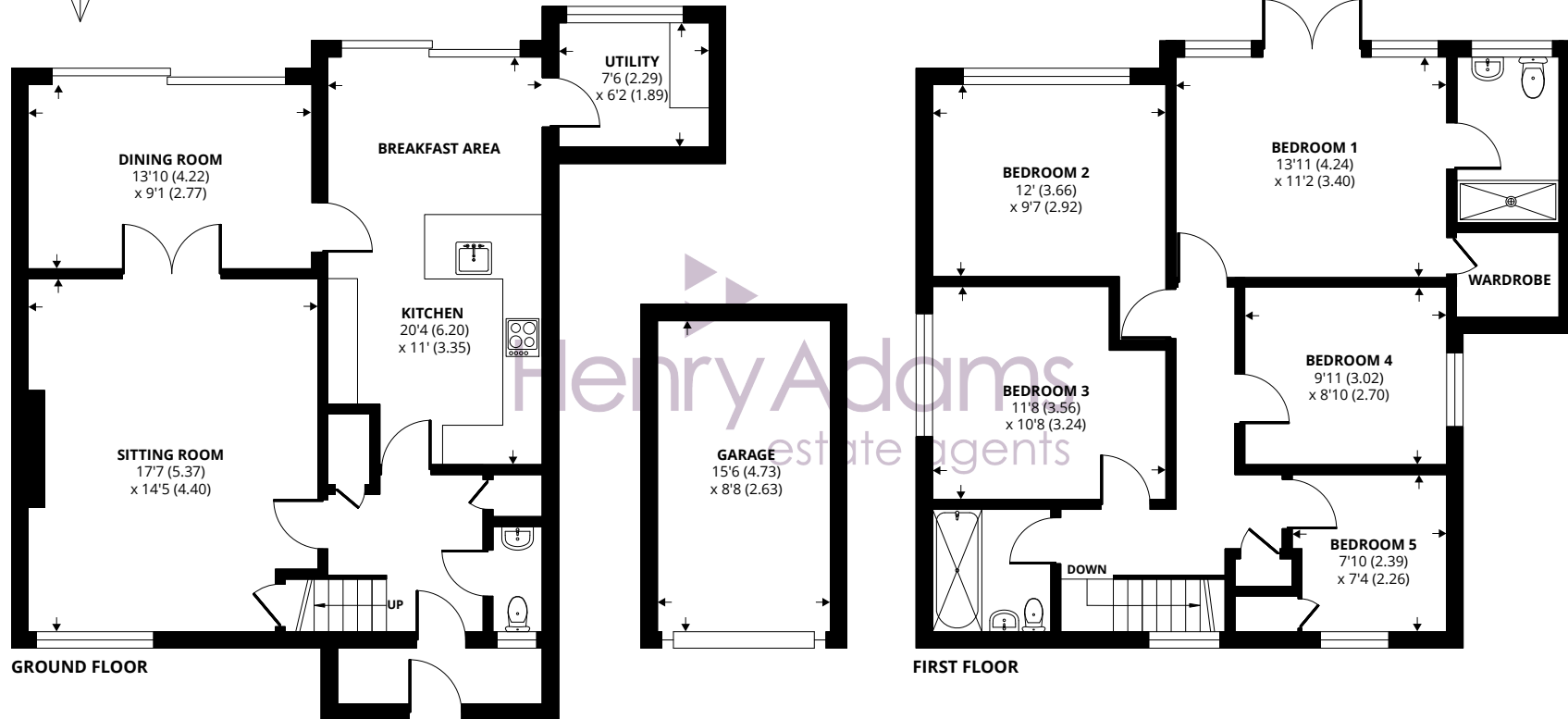
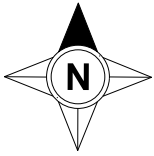
Located in the 6 villages area and enjoying a cul-de-sac position, within a convenient distance of sought-after schools and Barnham railway station, lies this light and airy house.

This stunning family property, in a desirable and peaceful position with breathtaking rural views, is spacious and versatile, with five good size bedrooms, including a gorgeous principal suite with en-suite shower room, large walk-in wardrobe and French windows offering an idyllic outlook. Completing the first floor is a further family bathroom. The ground floor has two large reception rooms, a smart and inviting open-planned kitchen/breakfast room, a study/utility, hallway, cloakroom and enclosed porch.

The garden at the front of the property is hedged and lawned. There is a driveway with room for three cars, leading to an integral garage. The rear garden is exceptionally private with mature planting, lawn and a large and sunny deck and patio area making the most of far-reaching views over fields, up to the hills and woods of the South Downs National Park.

Arun District Council - 24/25 Tax Band E £2,754.15





Approximate Area = 1603 sq ft / 148.9 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1737 sq ft / 161.4 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, public houses, schools and mainline railway station to London Victoria. Nearby is Fontwell racecourse offering a season of jump horse racing whilst to the north west Goodwood is famous for its many event days including the world renowned Festival of Speed and Goodwood Revival for motor racing enthusiasts and a season of flat horse racing including the Qatar Goodwood Festival. Barnham is situated between the historic town of Arundel and the cathedral city of Chichester which offers excellent high street shopping, many fashionable restaurants, cafes and bars and the Festival Theatre. The area to the north is a paradise for wildlife enthusiasts, with beautiful walks and cycle tracks over the South Downs National Park.

## Directions

Proceed east along the A27 and at the Fontwell roundabout take the third exit into Fontwell Avenue. Proceed to the end and at the mini roundabout take the first exit signposted to Barnham (B2233). On entering the village of Barnham take the fourth turning on the left into Elm Grove which leads into Orchard Way. Turn left into Spinney Walk and after a short distance left into Wentworth Close. The property is on the right towards the end. [w3w.com/feels.dizziness.tint](http://w3w.com/feels.dizziness.tint)

