





The Fallows, Barnham

An impressive 5,067 sqft executive home affording a high degree of seclusion.

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- ▶ Impressive reception hall
- ▶ Cinema room
- ▶ Reception room/additional bedroom
- ▶ Four first floor bedrooms & three en-suites
- ▶ Large secluded plot
- ▶ Stunning open plan kitchen/reception area
- ▶ Play room/additional bedroom
- ▶ Ground floor bathroom
- ▶ Balcony & walk-in wardrobe to the principal bedroom
- ▶ Garaging/annexe potential

Coast and Country by Henry Adams are delighted to present this stunning executive style home which is situated in a semi-rural location in Barnham. The house offers impressive and versatile accommodation with an emphasis on spacious, functional living and entertaining.

A feature of the ground floor is the palatial open plan kitchen/reception area with bespoke fitted units including a large central island incorporating a fitted hob with extractor above, and bi-folding doors opening out to the garden. There are two further ground floor rooms which could provide further living accommodation/home office etc. or two double bedrooms which are served by the impressive ground floor bathroom. A cinema room and utility room can also be found on the ground floor.

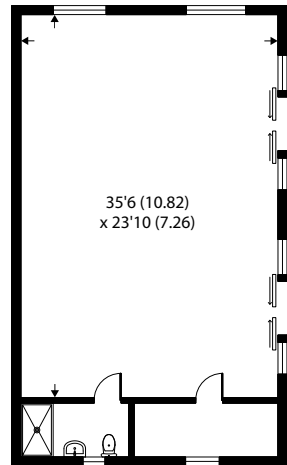
A striking reception hall with bespoke staircase leads to the first floor galleried landing where the principal suite can be found which consists of a large bedroom with balcony overlooking the rear garden and a walk-in wardrobe which leads to a luxury en-suite facility. There are three further double bedrooms, two of which have fitted wardrobes and en suite bathrooms, all with part tiled walls and contemporary suites.

Arun District Council - 24/25 Tax Band G £3,755.67









ANNEXE

Henry Adams
estate agents

Approximate Area = 5067 sq ft / 470.7 sq m

Annexe = 977 sq ft / 90.7 sq m

Total = 6044 sq ft / 561.4 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.

Outside

Outside, the total plot size measures just under two acres enjoys a private semi-rural setting. An electronic gate provides access to the driveway which leads up to the house while a detached double garage with glass doors and a workshop/store area that has a shower room provides secure off-road parking. This area could be suitable as an annexe subject to the necessary permissions. The generous rear garden is mainly laid to lawn.

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 after 0.13 of a mile turn right on to a private road and The Fallows is right at the end on the left. What3words - pulse.pass.nail

