



## Appledore Two Mile Ash Road, Barns Green, Horsham

Guide Price £950,000

# Appledore Two Mile Ash Road

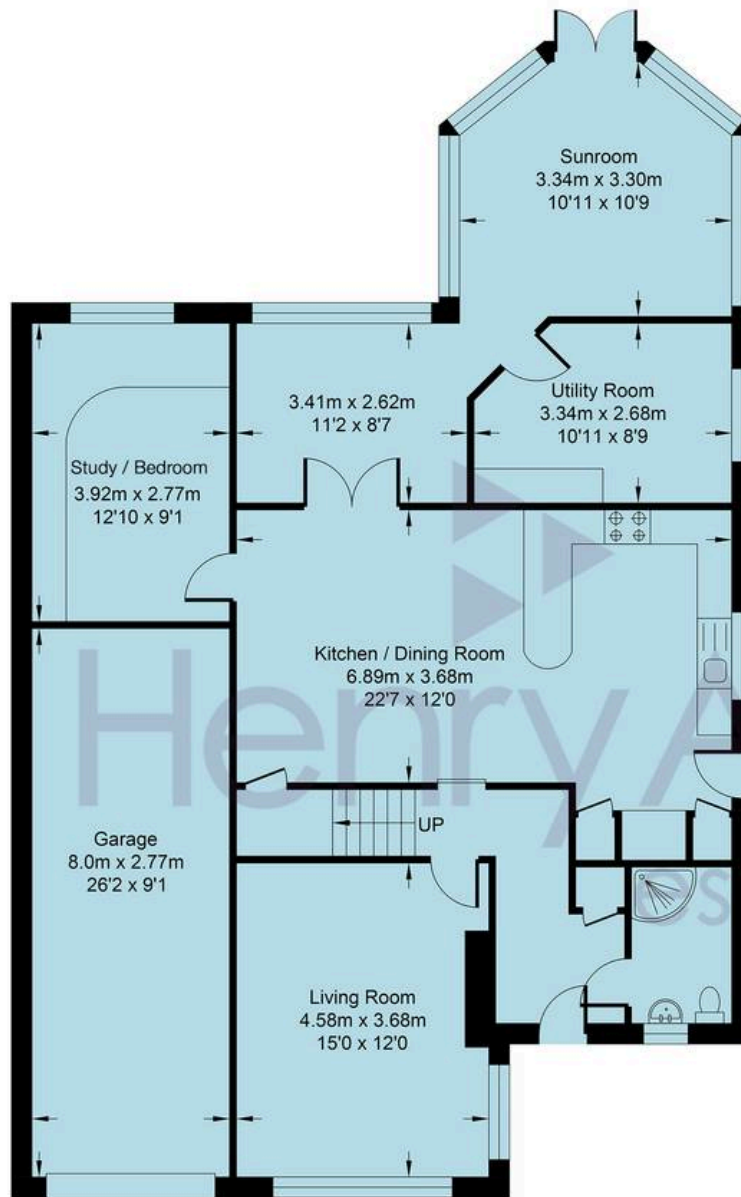
Barns Green, Horsham

This superb three/four bedroom family home offers a fantastic blend of living and bedroom space arranged over two floors, it is situated in a semi-rural position on the outskirts of Barns Green village and occupies a generous plot which totals approximately 0.475 of an acre and is ideal for growing families. There is also the opportunity for further extension/improvement (STPP). The property is ideally located with access to nearby Horsham town, the Downs Link trail, a selection of well regarded local schools, and pubs and restaurants .

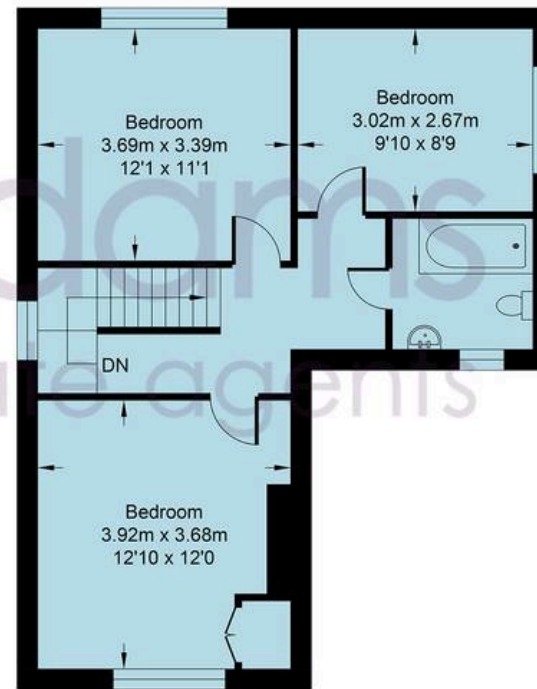
To the ground floor; the reception hallway welcomes you and leads into a fabulous kitchen/dining room which provides an ideal social hub to this family home, the kitchen has a range of wall and base cabinets with contrasting work surfaces running through, there is space for freestanding appliances and the dining area has ample space for a family table and opens into the sunroom/conservatory. Further reception space to the ground floor continues with a fabulous sitting room which has a double aspect providing a light and airy feeling. The large sunroom/conservatory is the ideal place to relax, enjoy views over the gardens and entertain guests and families. The adjacent utility/boot room is perfect for growing families and every day use, there is also a separate study/office which enjoys views over the rear garden and could be used as an additional bedroom. Also of note to the ground floor is a convenient shower room with a walk-in shower, low level WC and a wash hand basin.







GROUND FLOOR



FIRST FLOOR



**Mile Ash Road**

Approximate Area = 1977.76 sq ft / 183.74 sq m  
 Total = 1977.76 sq ft / 183.74 sq m  
 For identification only - not to scale



To the first floor; the main bedroom has an aspect to the front of the property and fitted cupboard space, there is a further double bedroom which enjoys fabulous views over the rear gardens, the third bedroom has an aspect to the side of the property and is an ideal child's room/nursery. The family bathroom is superbly equipped and has a bath, low level WC and a wash hand basin, all finished to a modern style.

The property offers the ideal opportunity for extension subject to the usual planning consents and has ample space to the side of the property which is currently used as a working garden/homegrown produce area. There is ample driveway parking for several cars, this leads to the tandem length garage which has an up and over door. The front garden is mainly laid to lawn with a selection of well stocked beds with shrubs and planting. The rear garden is a real feature and has a patio terrace area which is ideal for outdoor dining, this leads into a lawn area which is encompassed with a superb selection of shrubs and planting, which extends to a further lawn area which is ideal for many recreational uses and also features shrubs, planting and mature trees, all of which supply an abundance of colour within the summer months.

- **Large Sunroom**
- **Parking for Several Vehicles**
- **Tandem Garage**
- **Generous Plot**
- **Opportunity to Extend STPP**
- **Three / Four Bedrooms**
- **Two Bathrooms**
- **Utility Room**
- **Study / Additional Bedroom**

Council Tax band: F

Tenure: Freehold







## Henry Adams – Horsham

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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.