



**Finians Field, Barns Green, Horsham, West Sussex, RH13 0JX.**  
**Guide Price £400,000 Freehold**

  
**MARTIN&CO**



- Village Location
- Three Bedrooms
- Spacious Living/dining room
- Private South Aspect Garden
- Bathroom and Separate WC

A beautifully presented and spacious three bedroom home set within a quiet cul- de- sac in Barns Green. The property offers a modern kitchen, a sunny south- facing rear garden, garage, off- street parking, and convenient access to local amenities.

Barns Green is consistently one of the area's most sought after villages, known for its strong community feel, village shop, well regarded local schooling and access to open countryside, while still offering convenient links into Horsham and the wider West Sussex area. It provides a balance that appeals to families and buyers looking for village living without feeling cut off.

The accommodation features an entrance hall with an internal door to the garage and access to the bright, double- aspect living/dining room. From here, double patio doors open into the sunroom, creating an additional versatile space. The modern fitted kitchen includes an attractive tiled splash back, built- in oven and hob, space for a washing machine, and a useful under- stairs cupboard. A further door leads directly out to the patio area.





Stairs lead to the first floor, where there are two generously sized double bedrooms, both featuring built-in wardrobes. The third bedroom could be used as a study and enjoys a pleasant outlook to the front,

The family bathroom has been beautifully redecorated, showcasing stylish modern tiles and a white fitted suite comprising a bath and shower. The separate WC has also been recently refreshed and features an attractive wood-effect wallpaper.

Outside, the rear garden enjoys a sunny southerly aspect and features a decked patio alongside a neatly lawned area. A gate at the far end of the garden provides convenient rear access.

To the front of the property, there is a generous driveway providing parking for several vehicles, along with access to the garage.

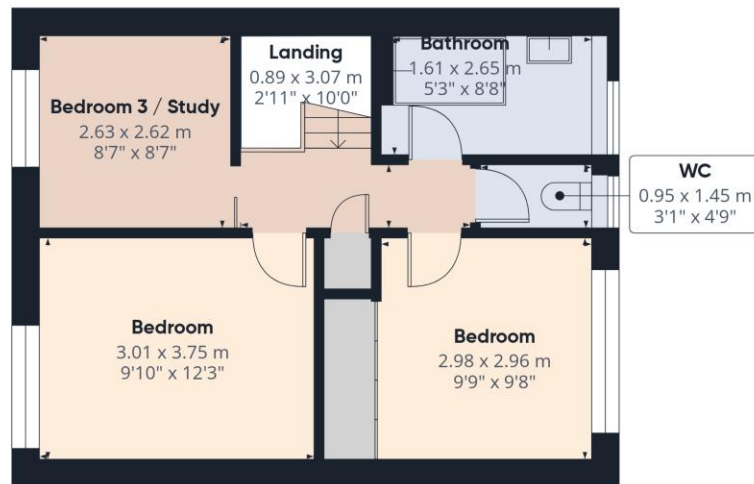
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EPC To Be Confirmed





Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

97.5 m<sup>2</sup>  
1048 ft<sup>2</sup>

Reduced headroom

0.6 m<sup>2</sup>  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## Martin & Co Horsham

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