



**Willow Place
Barns Green, RH13 0BA**

£575,000

**01403 272022
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**Residential sales, lettings,
land and new homes.**

Willow Place, Barns Green, RH13 0BA



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LOCATION

The property is situated in the heart of the popular semi-rural village of Barns Green within the sought after Berkeley Homes development The Ashmiles, centred around a traditional village green and village hall with excellent local amenities including shop/post office, public house, and excellent primary school. The stunning Sumners Ponds Café by The Lake is just a short walk away which is in an idyllic setting. The village sits between the larger villages of Billingshurst (approximately 3.5 miles away) and Southwater (under 3 miles away), while Horsham is just over 4 miles distant. Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, Christ Hospital Station (2.4 miles) and Horsham Station (5 miles) have a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is also easy access to the M23 leading to the M25.

PROPERTY

Tenure: Freehold

Presenting a stunning link-detached property for sale, nestled in the sought-after Ashmiles Development within a vibrant village, renowned for its green spaces, quiet and peaceful living and a strong local community. Built by Berkeley Homes, this immaculate residence exudes a sense of tranquillity and is ideally suited for families, couples, or those looking to downsize. Upon entering, you're greeted by a spacious entrance hall that leads to the rest of the well-appointed rooms. The property boasts a single, commodious reception room that blends modern open-plan living with traditional charm. Featuring a vaulted ceiling, a feature fireplace and large windows that flood the space with

natural light, it provides a perfect setting for relaxation or entertaining. Additionally, the reception room offers direct access to the garden, allowing you to enjoy the view or step outside for a breath of fresh air. The property provides a modern kitchen, equipped with top-of-the-range appliances, a generous amount of work surface which has been upgraded to Silestone, and a dining space positioned by a charming bay window. This intelligently designed space is perfect for cooking, dining, and entertaining. Accommodation is comprised of three bedrooms, each boasting their own unique qualities. The main bedroom is a spacious double room, bathed in natural light and benefits from built-in wardrobes and a private, en-suite bathroom. This luxurious en-suite features a walk-in shower and ample mirror storage, enhanced by natural light. The second bedroom, also a double, is spacious and offers built-in wardrobes. The third bedroom, while not a double, is also spacious and can accommodate various layouts. The family bathroom, a light-filled space, features a bath with an overhead shower. This, in addition to the en-suite, ensures there's plenty of facilities for a busy household. Both the bathroom and en-suite are fully tiled. For added convenience, there is also a downstairs WC. The property benefits from TV/LAN points in the living area, kitchen and all bedrooms. There is also a working intruder alarm. The property's location is a real highlight. With numerous walking routes on the doorstep and a warm, welcoming local community, it's the perfect spot for those seeking a balanced lifestyle. This exquisite home, with its immaculate condition and prestigious location, presents an opportunity not to be missed.

OUTSIDE

This attractive property sits within the centre of the Development offering a lawned front garden with a stone pathway leading up to the front door. To the rear of the property you will find the gated entrance to garden and the detached garage and driveway. Upon entering the immaculately landscaped, southerly facing, rear garden you will find an array of mature shrubs and a large amount of patio space perfect for sitting to enjoy the sun and entertaining in warmer weather. In addition you will find an attractive feature rock garden adding bundles of character. The garden is also walled to the rear and one side which creates another element of character and a door way leads you through to the garage from the garden itself.





Buses

5 minute walk



Shops

Village Store
0.3 miles



Trains

Christ's Hospital – 2.4 miles
Billingshurst – 4.4 miles



Airport

Gatwick
20 miles



Roads

M23
13.1 miles



Sport & Leisure

Pavilions in the Park
5.2 miles



Rental Income

£1,800 pcm



Schools

Barns Green Primary
The Weald
Tanbridge House



Broadband

Up to 500 Mbps

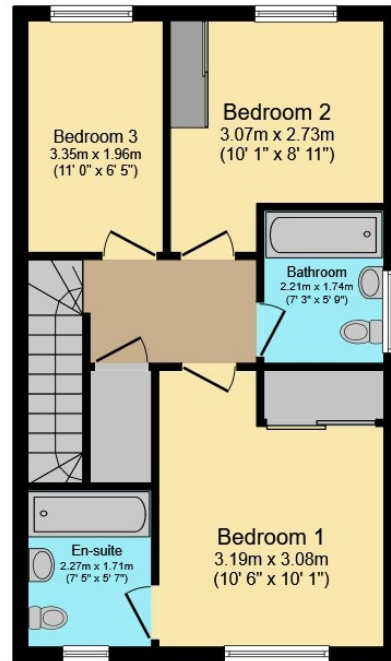


Council Tax

Band E

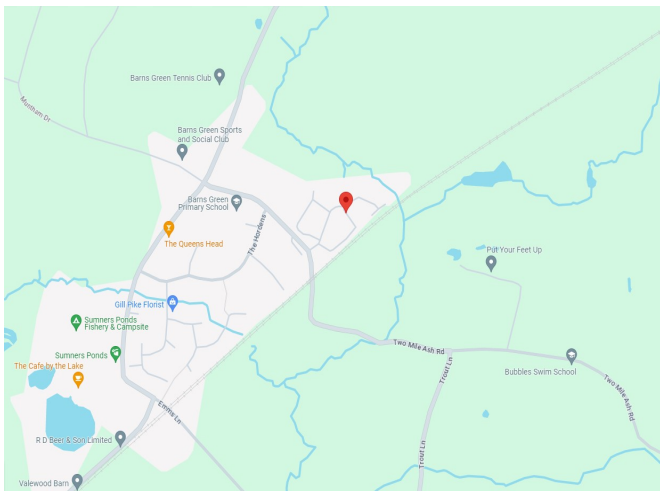


Ground Floor



First Floor

Map Location



Total Approximate Floor Area
1,107 sq ft / 103 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		92
(81-91)	B	81	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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