



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

£400,000

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



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LOCATION

The property is situated in the popular semi-rural village of Barns Green centred around a traditional village green and parish hall with excellent local amenities including shop/post office, public house, and excellent primary school. 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 away. 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. 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, Christs 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

The front door opens into the hall, which allows access to the downstairs WC and opens into the large open plan lounge/kitchen/diner. The beautiful kitchen has been fitted with a range of modern floor and wall mounted units, with integrated appliances, and a breakfast bar that provides a seating area and separation from the lounge/diner area. The lounge/diner has plenty of space for a dining table and lounge furniture and has French doors leading out to the low maintenance rear garden. To the first floor is the main bedroom with en-suite shower room and fitted wardrobes, a large family bathroom with a shower over the bath and a further double bedroom.

OUTSIDE

To the front of the property you have allocated parking. Visitor parking is also available to the side of the property. To the rear of the property is a low maintenance enclosed garden with a small patio area, storage shed and side access.





Buses

5 minute walk



Shops

Village Store
0.4 miles



Trains

Christ's Hospital – 2.4 miles
Billingshurst – 4.4 miles



Airport

Gatwick
20 miles



Roads

M23
13 miles



Sport & Leisure

Barns Green Sports & Social Club
0.3 miles
Bluecoat Sports Health & Fitness
3.2 miles



Rental Income

£1,750 pcm



Schools

Barns Green Primary
The Weald



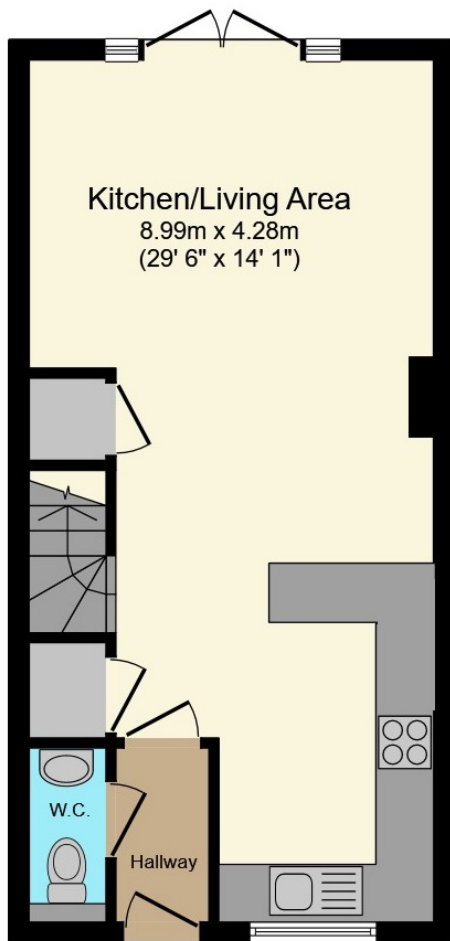
Broadband

Up to 1600 Mbps

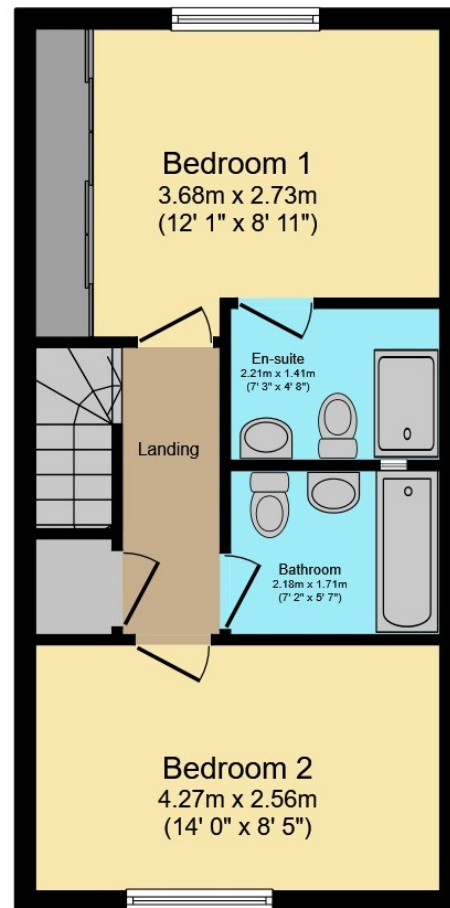


Council Tax

Band D

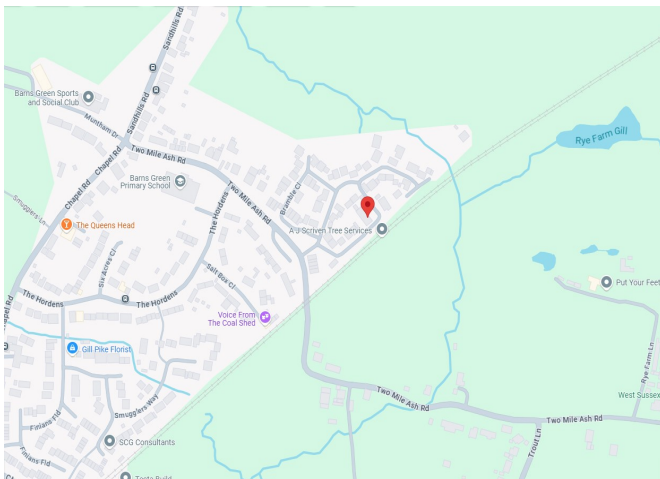


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

810 sq ft / 75 sq m

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	83	
(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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