



7 Trout Lane

Barns Green, Horsham, West Sussex, RH13 0QD

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A spacious and versatile five bedroom family house, located in a sought after road, close to the heart of Barns Green, yet in a semi-rural setting with countryside views.

- FIVE BEDROOMS
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- THREE BATH/SOWER ROOMS
- EXTENSIVE DRIVEWAY PARKING
- MATURE PLOT OF OVER HALF AN ACRE
- DETACHED GARAGE/WORKSHOP WITH POWER



Situated within a picturesque countryside setting, discover this spacious five bedroom detached family home, exuding charm and character at every turn.

Step inside this fabulous residence, where a spacious entrance hall provides the perfect setting to welcome guests and to also store all of those coats, shoes and sportswear families tend to have. From here there is access into a ground floor shower room & utility room and a door into a double aspect open plan kitchen/dining/sitting room awaits, ideal for entertaining guests or enjoying family meals. In the kitchen there is a ceramic hob, two Bosch built-in ovens and an integrated Bosch dishwasher. The dining area is full of natural light and has sliding doors to the rear garden. In the sitting room area there is a log burner for those cosy winter nights.

Arranged as three separate areas this part of the home offers is perfect for family life. All of which overlooks the rear garden.

The property boasts an additional reception room, which is currently used as an office/gym space and is perfect for those seeking a work-life balance in the comfort of their own home.

To the first floor are five bedrooms and two bathrooms. The main bedroom benefits from a dressing room.



OUTSIDE

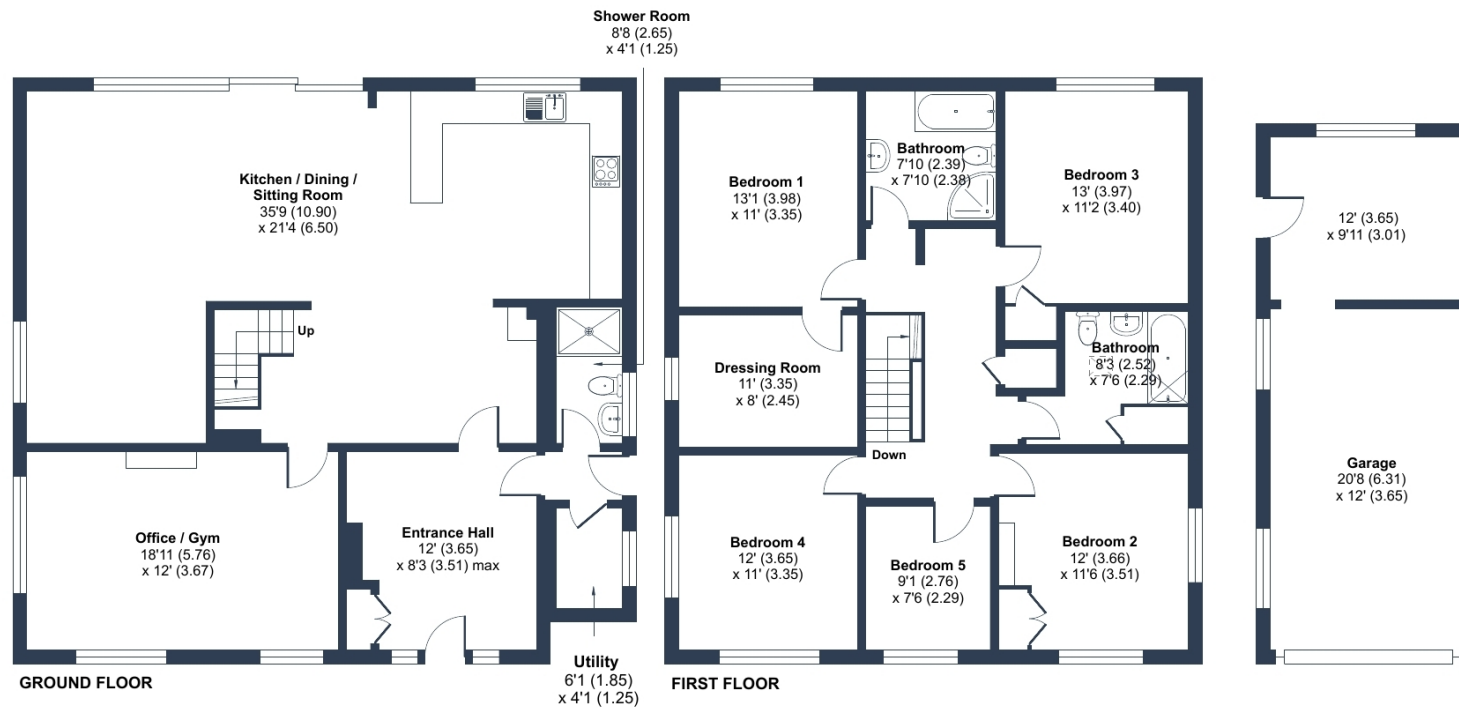
The property is approached via a gated driveway, with parking for several vehicles, bordered by post & rail fencing.

The rear garden is accessed via a gate and path to the side of the property. This also leads to a detached garage with an electric door, power and light.

The mature garden offers a generous space, and is beautifully landscaped. There is a large patio area, ideal for alfresco dining, with views out into the countryside.

Barns Green village has a wonderful community atmosphere and benefits from a village store and public house, tennis club and village hall. Nearby Christs Hospital offers a train service into London Victoria and Horsham.





Approximate Area = 2255 sq ft / 209.4 sq m

Garage = 372 sq ft / 34.5 sq m

Total = 2627 sq ft / 243.9 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1284493

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, oil, water and mains drainage are currently connected to the property.

Council Tax Band F . EPC-D

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

