



Fairlands Cottage

Valewood Lane, Barns Green, Horsham, West Sussex, RH13 0QJ

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A characterful, three-bedroom semi-detached cottage, with a one-bedroom annexe*, situated on a mature plot of around 1/3 of an acre, with south-facing garden, outbuildings and a swimming pool. Located in the semi-rural outskirts of Barns Green and a short drive to Horsham town and mainline railway station.

- THREE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- DETACHED ONE-BEDROOM ANNEXE*
- SOUTH FACING REAR GARDEN
- HEATED OUTDOOR SWIMMING POOL
- DRIVEWAY PARKING



This fabulous homestead offers plentiful accommodation both in the main home and the detached annexe*, making this ideal for multi-generational families, and is set on a substantial plot with pool and outbuildings.

The house ground floor offers a sitting room, dining room, kitchen/breakfast room and separate utility with cloakroom. The dual aspect kitchen/breakfast room is a lovely bright space with stylish and practical tiled flooring, exposed beams & brickwork, and double doors leading into the garden. The kitchen is fitted with a range of wall and base units with complementing worktops; the traditional feel is completed with an aga cooker. The utility room has space with plumbing for a washing machine and w.c. with basin. The sitting room, to the front of the property, has a feature fireplace with wood burner, brick surround and stone hearth. The first & second floor offer three double bedrooms and family bathroom with a roll-top bath, separate shower, and feature exposed brickwork. Bedroom one, on the second floor, has the benefit of an ensuite shower room and storage.

The substantial annexe* offers a dual aspect sitting room, kitchen, downstairs cloakroom, and second floor with a double bedroom and bathroom. The luxury bathroom has a roll-top bath, basin, w.c., and separate walk-in shower cubicle.



OUTSIDE

Set on a plot of around 1/3 of an acre, the properties are approached via a gravelled driveway with parking for numerous vehicles. The south facing rear garden is a particular feature of this property, mainly laid to lawn with mature planting including trees, greenhouse, twin outbuildings, and workshop. To the rear of the garden is a heated above ground swimming pool with raised deck area, ideal for summertime entertaining. The patio area to the rear of the house is the perfect spot for alfresco dining.

Barns Green village offers a variety of activities and has an active community. There is a village store with post office, public house, social club and sports facilities including cricket, tennis, football, rugby and stoolball. Billingshurst, with a mainline railway station, is around 5 miles away and for more shopping and leisure facilities, Horsham is less than 6 miles away.





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 private drainage are currently connected to the property. Council Tax Band E. Annexe Council Tax Band A. EPC-E. Annexe EPC-E. *Annexe is for ancillary use only.

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

