



'Meadow View' Highground Lane  
Barnham  
West Sussex PO22 0BT

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# 'Meadow View' Highground Lane Barnham, West Sussex PO22 0BT

A substantial detached residence on a large plot, approaching half an acre, situated in a sought after semi-rural location.

A desirable detached family home constructed in 2003 and extending to approximately 3,240 sq.ft. (including the double garage), providing well-planned and versatile accommodation, with a spacious and contemporary open plan design.

The extensive accommodation, over two floors comprises, in brief: 23' sitting room, 37' open plan kitchen/family room, five bedrooms with four bathrooms, a conservatory and utility room.

The property is heated via an efficient air source pump system, which also provides the domestic hot water. The windows are double glazed throughout.

The generous plot extends to approximately 1800 sq. meters (0.45 acre) with secure 6' panelled fencing to the back and sides and a 3 bar ranch style post and rail fence to the front. To the rear is a large lawned garden with patio and to the front there is a further lawn, a second paved patio and a large gravel drive providing hard standing for numerous vehicles. Adjacent to the property is a hipped roof double garage with twin up and over doors.

Highground Lane is a narrow country lane providing access to a limited number of residences only. It is approached via Church Lane which in turn runs from Yapton Road, Barnham where The Murrel Arms public house can be found. Although semi rural the village of Barnham is less than mile away (3 mins by car). The village offers numerous shops including Co-op and Tesco express, along with a number of independent retailers. Barnham Village also boasts a mainline railway station with a regular service to Gatwick Airport (65 mins) and London Victoria (1 hour 40 minutes).

Offers in excess of £1,000,000-  
Freehold

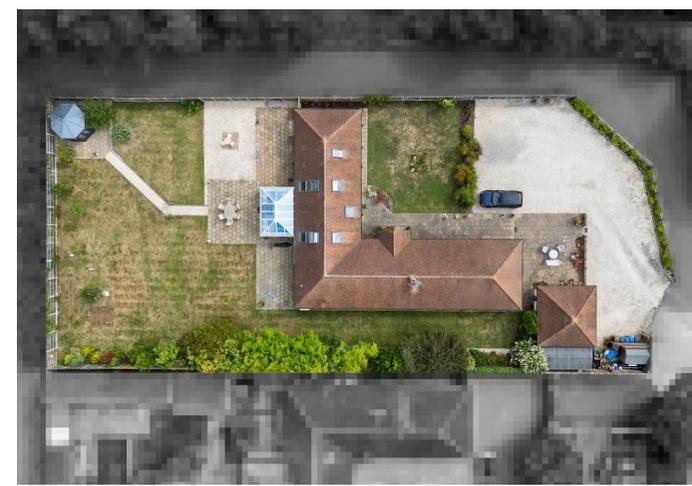


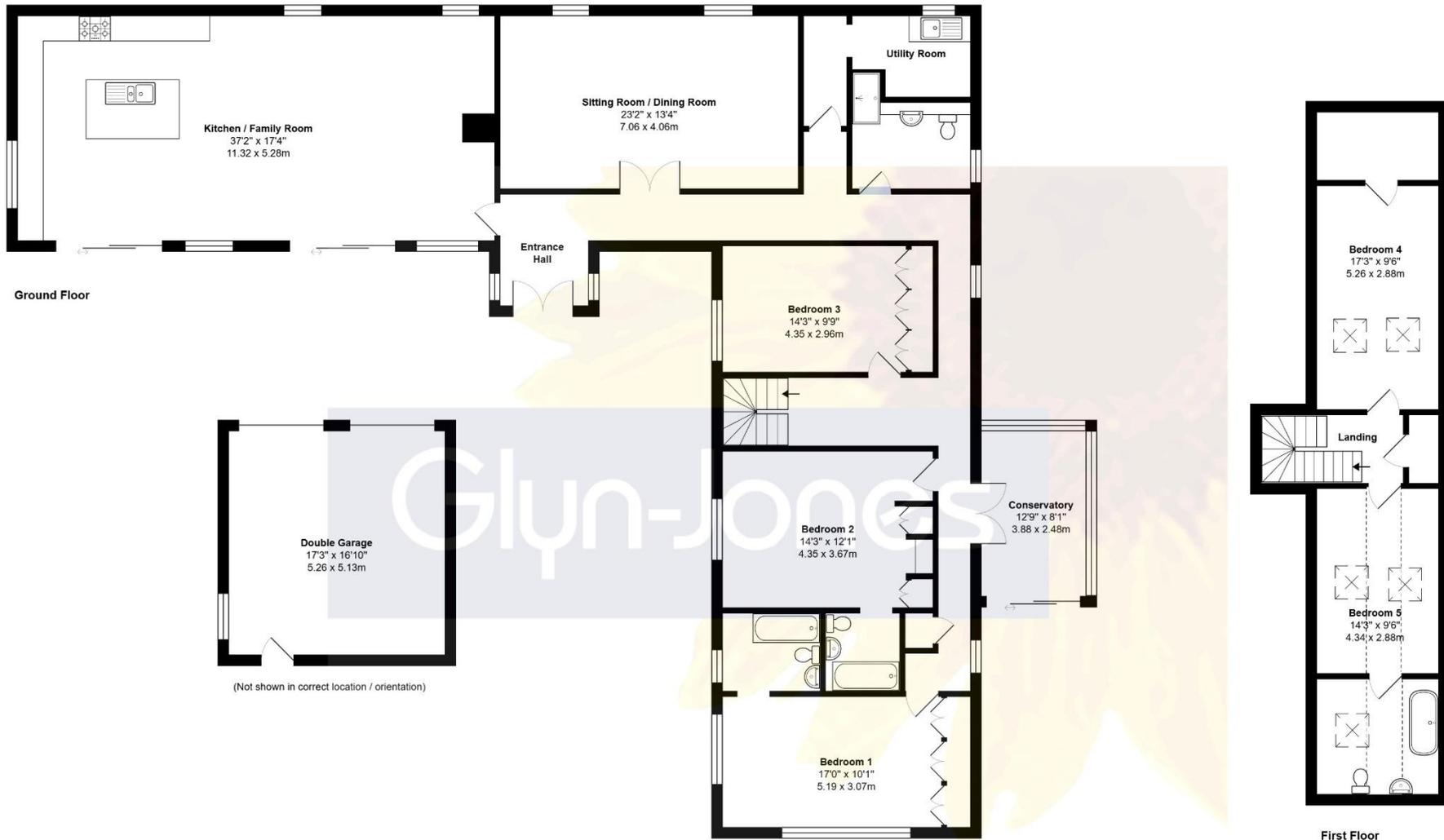


**Accommodation** – Large double door open to the entrance hall, which gives access to all principle rooms. Immediately adjacent is the superb **Family Room/Kitchen** of 37' in length providing lounging area, dining area and contemporary fitted kitchen all in one room, with a centre island breakfast bar and fitted appliances. Two sets of patio doors lead to the front patio. The Sitting Room is also a good size 23'2 x 13'8 with ample space for a dining suite. On the ground floor are three double bedrooms all with built in storage, two of which have en-suite bathrooms. A separate shower room is also on the ground floor along with the utility room. To the rear is a pitched glass roof conservatory opening on to the rear garden.

The two remaining bedrooms are located on the first floor, where there is a further bathroom with feature rolled top bath tub.

In our opinion the vast accommodation on offer might suit a large family, perhaps with dependant relative wanting some of their own space or even two families coming together.





Council Tax Band: G  
 Energy Performance Rating: C (71)

Total Area: 3240 ft<sup>2</sup> ... 301.0 m<sup>2</sup> (Includes Garage)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
 This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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NOTE: For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

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