



4 The Cedars
Barnham, West Sussex, PO22 0EZ

4 The Cedars

Set in a secluded position, within the heart of the picturesque village of Barnham which boasts an eclectic mix of shops, restaurants and railway station, which is direct to London Victoria, sits this beautifully presented five bedroom detached home. This exceptional property has recently been subject to a comprehensive schedule of updating and remodelling to create a stunningly spacious home with secluded gardens, three generous reception rooms, five double bedrooms, detached double garage with driveway parking and private rear garden.

Freehold · 5 bedrooms · 3 bathrooms · 3 reception rooms · Double garage · Secluded rear garden

Description

This beautifully presented five bedroom detached home enjoys an enviable position within a small development of properties within the picturesque village of Barnham.

The property is approached via The Cedars, an intimate development with number 4 enjoying arguably the best position, nestled deep into the close.

In total the property offers almost 2,000 sq. ft of space with accommodation arranged over two levels within the house. On entering the property there is a spacious entrance hall with a central stair case rising to the first-floor landing and doors giving way to all of the ground floor reception spaces.

The reception rooms comprise of a formal sitting room with an attractive feature fireplace and double doors opening out to the rear terrace and garden, a double aspect dining area with doors out to the rear terrace and a study which looks out over the front aspect.

The recently updated modern well-appointed kitchen is of particular note, being a recent addition to this beautiful home opening in to the dining space with an adjoining utility room which in turn gives side access to the garden.

A double bedroom and refitted cloakroom completes the ground floor, both of which are located from the entrance hall.



The remaining four double bedrooms are located on the first floor. The master bedroom boasts an adjoining dressing room which in turn leads to an en-suite shower room. The guest bedroom also benefits from an en-suite shower room, with the remaining two bedrooms on this level being served by a modern bath/shower room.

To the front of the property there is a driveway providing off-road parking for several cars and access to the detached double garage with twin up-and-over doors.

The secluded rear gardens are wood panel enclosed and mostly laid to lawn. Running across part of the rear terrace is a raised decked area with a path leading to a timber gate giving access to the front driveway and garden.

Location

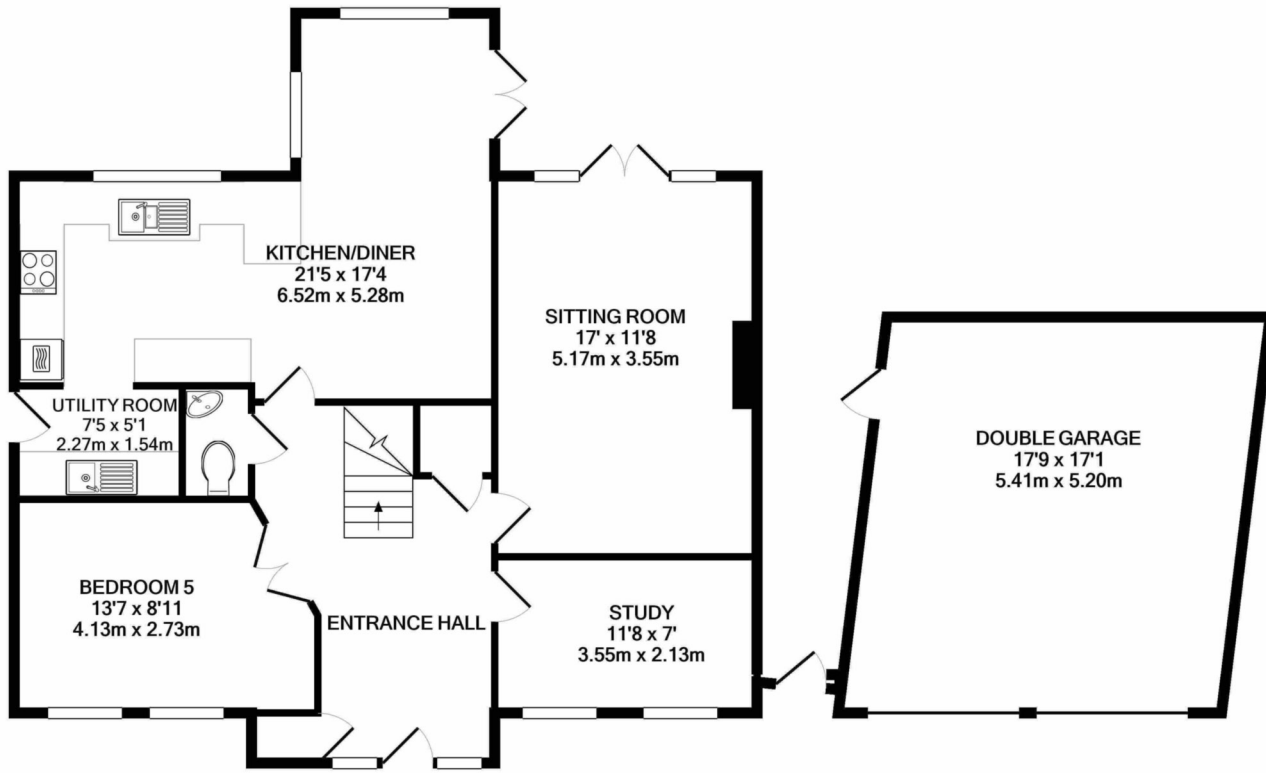
Barnham is a popular village within sight of the South Downs National Park, local shopping facilities can be found in the centre of the village along with the mainline station providing a regular service to London Victoria in about 1 hour 30 minutes. Comprehensive facilities may be found in Chichester with a wide selection of shops, superstores, restaurants and bars. The surrounding area offers a variety of recreational facilities including a number of golf courses, the nearest being at Goodwood itself, which also provides a country club with gym, indoor swimming pool and tennis courts. Famous for its horse racing, Goodwood also plays host to the Annual Festival of Speed and the Revival of this historic motor circuit, both of which have become prominent events on the social calendar. To the south the waters of Chichester Harbour and the Solent provide some of the most popular sailing facilities within easy reach of London. Most notably there are sailing clubs at Itchenor, Bosham and Chichester Marina. The beaches at East Head and West or East Wittering provide many opportunities for bathing, windsurfing, kite-boarding and more recently land-boarding. The South Downs National Park to the north is home to a variety of pretty rural villages with good country pubs and provides many opportunities for walking, riding and mountain biking.



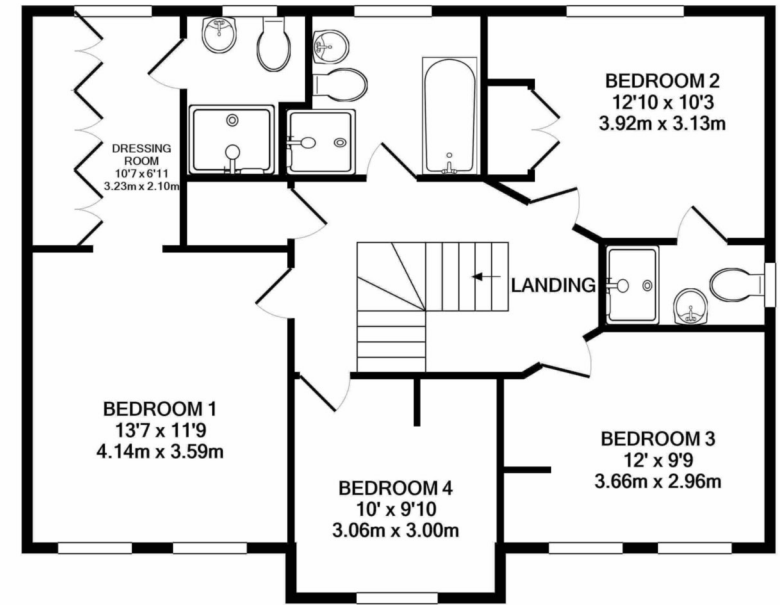








GROUND FLOOR
APPROX. FLOOR
AREA 1178 SQ.FT.
(109.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 810 SQ.FT.
(75.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1988 SQ.FT. (184.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Services

Water, gas, electricity and mains drainage are connected.
Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

Arun District Council Tax: Band F

Reference

PEG - 4ced

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



Pegasus Properties

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