45 Kings Barn Lane | | Steyning | BN44 3YR

WARWICK BAKER
ESTATE AGENT

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Offers In The Region Of £675,000

Warwick Baker are pleased to present to the market a well presented traditional style detached family house backing onto open farmland, with beautiful far reaching views to the South Downs, Chanctonbury Ring and close to rural walks.
Steyning's array of amenities and schools are within convenient reach.
The property has flexible accommodation set over two floors On the ground floor there is a Dining Room, Sitting Room, Living Room, Conservatory, Kitchen / Breakfast Room, Utility and Shower Room.
There are Four Bedrooms, Master with En Suite and a Family Bathroom on the first floor.
Outside there are well manicured gardens to the front and rear with flower and shrub boarders, and integral Garage with work shop area and a usable loft accessed via a ladder.
The current Vendors have installed Solar PV panels to the South East elevation & Solar hot water panels to both the South & South West elevations both providing high energy efficiency.
The property must be seen to be appreciated.

- DETACHED COTTAGE
- SOUTH WEST FACING GARDEN
- FOUR BEDROOMS
- STUNNING VIEWS
- THREE RECEPTION ROOMS
- GARAGE
- CONSERVATORY
- DRIVEWAY

ENTRANCE HALL
Wooden door to front, stairs rising to the first floor landing, doors to Dining Room, Living Room, Sitting Room, Kitchen, Utility Room and Shower Room, Double glazed door giving access to the rear garden.

DINING ROOM
13'08 x 9'06 (4.17m x 2.90m)
Double glazed front aspect bay window.

LIVING ROOM
14'08 x 11'05 (4.47m x 3.48m)
Double glazed rear and side aspect windows, double glazed side door to Garden Room.

SITTING ROOM
16;'04 x 11'05 (4.88m;'1.22m x 3.48m)
feature brick fire place with gas fire, double glazed patio doors to

CONSERVATORY
9'07 x 4'06 (2.92m x 1.37m)
with a newly installed well insulated UPVC roof, rear and side aspect windows with views, double glazed patio doors to both sides both giving access to the rear garden.

KITCHEN BREAKFAST ROOM
10'08 x 10'08 (3.25m x 3.25m)
Extensive range of wall and base level units, work surfaces over, inset eye level gas double oven, inset 4 ring gas hob, inset sink and drainer unit, space for an under-counter fridge, double glazed front aspect window.

UTILITY ROOM
10'08 x 9'02 (3.25m x 2.79m)
Extensive range of wall and base level units, work surfaces over, inset eye level electric double oven, inset sink and drainer unit, space for appliances, recently installed central heating and hot water boiler, two double glazed side aspect obscure glass windows.

SHOWER ROOM
Matching suite, comprising walk in shower room, pedestal wash hand basin, low level W.C, access to a separate loft, two double glazed side aspect obscure glass windows.

GARDEN ROOM
Being double glazed, with doors to Garage and door giving access to the rear garden

FIRST FLOOR LANDING
Doors giving access to all rooms, airing cupboard, access to a partly boarded and well-lit main loft.

MASTER BEDROOM
12'08 12'03 (3.86m 3.73m)
Fitted wardrobe, eaves storage, double glazed side aspect window and double glazed Velux style rear aspect window, door to

EN SUITE
Matching suite, walk in shower cubicle, pedestal wash hand basin, low level W.C, side aspect window.

BEDROOM 2
17'04 x 12'04 (5.28m x 3.76m)
Extensive range of fitted cupboards and wardrobes, eaves storage, double glazed front and side aspect windows.

BEDROOM 3
11'07 x 8'10 (3.53m x 2.69m)
Eaves storage, double glazed side aspect window and double glazed Velux style rear aspect window,

BEDROOM 4
8'11 x 8'06 (2.72m x 2.59m)
Currently used as a study, fitted wardrobe, double glazed front aspect window.

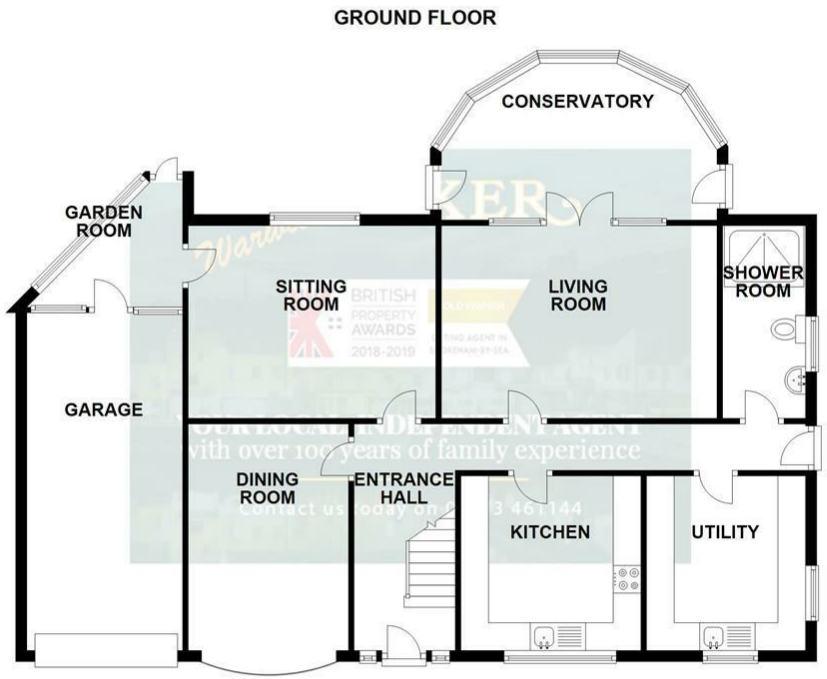
FAMILY BATHROOM
Matching suite, panel enclosed bath, pedestal wash hand basin, low level W.C, eaves storage, double glazed Velux style window,

OUTSIDE

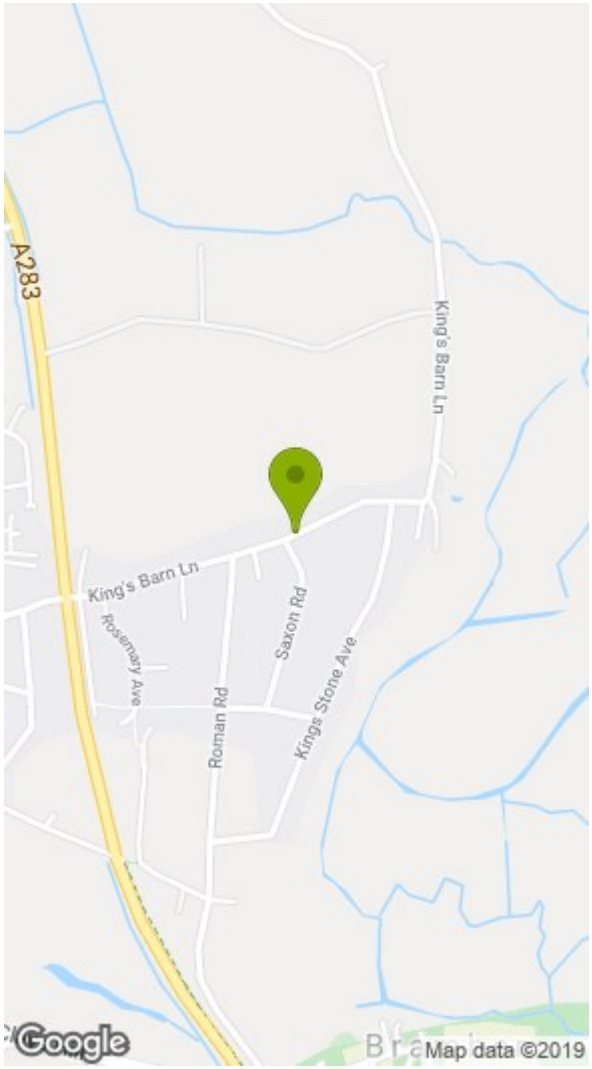
FRONT GARDEN
Driveway providing off road parking, pathway to front door and leading to the rear garden, raised flower and shrub borders.

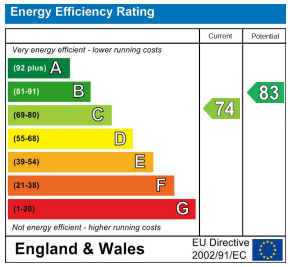
GARAGE
Remote controlled electric roller door, power and light, rear door giving access to the rear Garden Room, rear aspect window, extensive range of base level units, loft ladder to usable loft space which has been fitted out as a workshop. Electric car charging point.

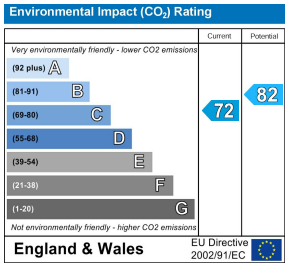
REAR GARDEN
Secluded with a South Westerly aspect and stunning views of the South Downs and Chanctonbury Ring, backing onto fields, being well manicured with areas of lawn and patio, flower and shrub borders. One 6'x8' shed and one 8'x12 shed both with power and light.


GROUND FLOOR
CONSERVATORY
GARDEN ROOM
SITTING ROOM
LIVING ROOM
SHOWER ROOM
GARAGE
DINING ROOM
ENTRANCE HALL
KITCHEN
UTILITY

FIRST FLOOR
MASTER BEDROOM
BATHROOM
BEDROOM
LANDING
BEDROOM
EN-SUITE
BEDROOM


A283
King's Barn Ln
King's Barn Ln
Rosemary Ave
Roman Rd
Saxon Rd
Kings Stone Ave
Google
Map data ©2019


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
74
83
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
72
82
England & Wales
EU Directive 2002/91/EC