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## Description

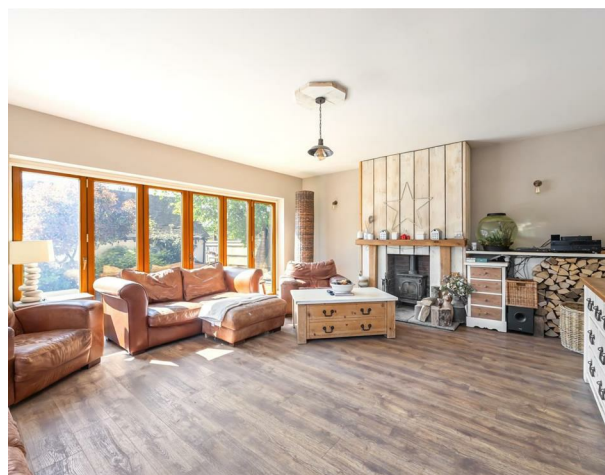
Guide Price of £1,150,000 - £1,250,000.

We are delighted to offer to the market this charming and character filled detached family home, ideally situated in this beautiful secluded plot tucked away at the end of a long gated driveway in the heart of Tarring village with local schools, shops, parks, bus routes and the mainline station all nearby.

Versatile accommodation offers a grand entrance hall, double aspect living room, country style kitchen/diner, separate utility room, two further reception areas creating self contained annex space and ground floor bedroom five. Upstairs are four further good size bedrooms with an en suite to the master and family bathroom. Other benefits include ample off road parking, a double garage, car barn, outside entertainment bar and further storage space.

## Key Features

- Secluded Detached Family Home
- Ground Floor Bedrooms
- Converted Barn with Bar & Office
- Double Garage
- Convenient Tarring Location
- Six Bedrooms
- Two Reception Rooms
- Direct Gated Access to Tarring Park
- Ample Off Road Parking
- Council Tax Band G



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Covered entrance porch with courtesy light and double solid wood doors opening into:

#### **Spacious Hallway**

**3.67 x 3.59 (12'0" x 11'9")**

Oak wood flooring, dual aspect double glazed windows, radiator and through way to:

#### **Lounge**

**5.95 x 5.15 (19'6" x 16'10")**

Wood effect flooring, driftwood fire surround, stone built hearth with solid fuel burner, part lime wood panelled walls, double glazed bay windows with southerly aspect to front and six panelled double glazed bi-folding doors to patio area with westerly aspect.

#### **Dining Room**

**5.2 x 4.68 (17'0" x 15'4")**

Brick built fire surround with wooden mantel, two radiators, double glazed window with westerly aspect, under stairs storage cupboard housing electric consumer unit, one wood panel wall with media insert, door to utility room and access through to bay area with leaded light double glazed windows with an easterly aspect.

#### **Kitchen**

**5.69 x 5.37 (18'8" x 17'7")**

Large welcoming kitchen with shaker style base units and wall cabinetry, fitted gas Aga and two ring gas hob, integrated microwave and wine cooler, space for fridge freezer, tiled splashback walls, granite worktops with one and a half bowl sink with multipoint mixer taps, three double glazed windows, downlighters, space for large breakfast table, view of Tarring Park, cupboard housing boiler and further storage, stable style door (with large fitted dog flap) to rear garden, through way to:

#### **Utility Area**

With worktop, space for under counter appliance, space and plumbing for stacked dishwasher and washing machine and double glazed leaded light window

#### **Bedroom/Play Room**

**5.21 (into walk in wardrobe) x 3.42 (into bay) (17'1" (into walk in wardrobe) x 11'2" (into bay))**

Double glazed leaded light window to front, and double glazed window to side, laid wood effect flooring, radiator wood panel wall with door to walk in wardrobe with storage.

#### **Ground Floor Bedroom Five**

**3.91 x 2.61 (12'9" x 8'6")**

Radiator, attractive part wood panelled walls, leaded light double glazed window with view of the park and wood effect laid flooring.

#### **Spacious Ground Floor WC**

Low flush WC, basin with mixer tap set in vanity unit, wood panelled walls, double glazed window and radiator.

Turn stairs to first floor with leaded light double glazed window to:

#### **Spacious Landing**

Double glazed leaded light windows, linen cupboard, further cupboard with shelves, loft hatch and radiator.

#### **Bedroom One**

**5.89 x 5.26 (max) (19'3" x 17'3" (max))**

Triple aspect double glazed windows including a Velux, stripped wood and glass panel doors to wardrobes, radiator, storage eaves storage cupboard and door to:

#### **En Suite Bathroom**

**3.32 x 2.17 (10'10" x 7'1")**

Double end claw foot freestanding bath with telephone style mixer tap, shower attachment, low flush WC, period style radiator with towel rail, basin set in a vanity unit with mixer tap, further storage cupboards, part wood panelled walls, downlighters and double glazed window with view of the park.

#### **Bedroom Two**

**5.24 x 4.89 (17'2" x 16'0")**

Dual aspect leaded light double glazed windows, eaves storage cupboards, radiator and part mirrored fitted wardrobe with hanging and shelf.



### Bedroom Three

**4.21 x 3.63 (13'9" x 11'10")**

Velux window and double glazed leaded light window with easterly aspect, radiator and storage cupboard with slatted shelves.

### Bedroom Four

**3.63 x 2.56 (11'10" x 8'4")**

Double glazed leaded light windows with timber shutters, access to eaves storage and radiator.

### Bathroom

Wood panelled enclosed bath with mixer tap and shower attachment, concealed cistern low level WC, basin set in a vanity unit with mixer tap, double glazed Velux window, part panelled walls, tiled floor and fitted shower with rainfall head and separate attachment.

### Outside

Wrap around gardens, long gravel drive to an electrically operated gate leading to the driveway.

### Gardens

Gravel driveway with feature centralised pond, brick enclosed flowerbed planters with mature trees and shrubs, outside tap, lawn leading to carp pond and surrounded by mature trees including palm trees, a gate leading through to a chicken enclosure with high fences, wire and timber built chicken coop, further gate to rear area. To the side is a spacious flagstone patio, sleeper enclosed flowerbeds with mature trees and shrubs and jacuzzi. The rear garden area is laid to patio with gate to Tarring Park, further outside tap and outside powerpoint.

### Outbuildings

#### Timber Built Storage Shed

**4.72 x 2.93 (15'5" x 9'7")**

Timber built with pitched roof storage shed which could be converted into a studio with double glazed windows and double opening doors.

### Garage

**9.39 x 4.05 (max) narrowing to 4.03 (30'9" x 13'3" (max) narrowing to 13'2")**

Pitched roof garage with roller door, power and light, mezzanine eaves storage area, window and door to rear leading to rear decking area.

### Timber Built Barn

With tiled roof.

### Timber Built Car Port & Bar

**5.75 x 2.95 (18'10" x 9'8")**

With pitched roof, space and parking for two cars, further store area which is currently a bar (Stayin' Inn). Timber built bar area with bar top including sink with mixer tap, power and light.

### Further Storage Area

**2.91 x 2.87 (9'6" x 9'4")**

### Office Area

With double glazed door and double glazed window.

### Covered Wood Store Area

### Timber Grill Cabin

**2.58 x 2.56 (8'5" x 8'4")**

With three double glazed windows.



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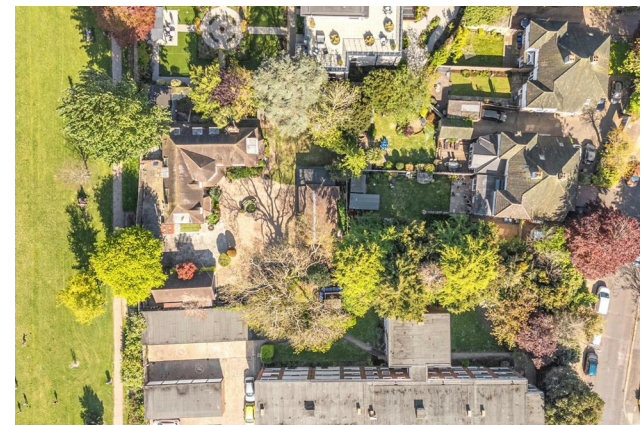


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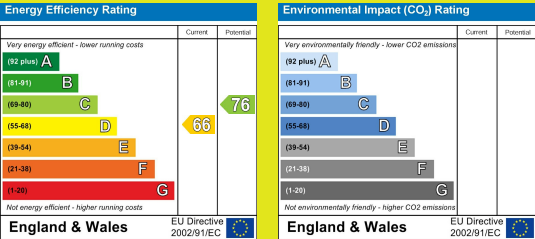


Floor Plan Parkfield Road

Parkfield Road



Approximate Gross Internal Area (Excluding Outbuilding & Garage) = 254.19 sq m / 2736.06 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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