



## 2 Belle Meade Close

Woodgate, PO20 3YD

Situated in a cul-de-sac location, this light and spacious family home benefits from the following well-planned accommodation: storm porch; entrance hall with storage cupboard; cloakroom; living room overlooking the front of the property; stylish fitted kitchen / dining room with granite worktops, integrated double-oven, hob, extractor unit, dishwasher, fridge/freezer, wine-fridge, island unit with breakfast bar and opening to conservatory with patio doors to rear garden seating area. The current owners have converted the integral garage into a utility area and snug / study with access door to rear garden. The first-floor accommodation includes four bedrooms, one with ensuite shower room plus the family bathroom with shower over bath. Additional benefits include engineered oak-wood flooring and underfloor heating to the ground-floor accommodation, plus water softener. The exterior of the property is equally appealing, with a block-paved driveway and additional parking area which can accommodate up to five vehicles. The south-west facing rear garden is a lovely retreat, featuring a good-sized area of lawn, Indian sandstone patio area, raised beds, shrub borders and side access gate. This home is ideally situated close to local schools, shops, and amenities, ensuring that everything you need is within easy reach. Additionally, Barnham mainline train station and various bus routes are conveniently nearby. EPC - D. Tenure - freehold. Council Tax Band - E.

**£450,000**

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- Detached house
- Living room
- Utility
- Garden, driveway and additional parking for 5 cars
- 4 bedrooms
- Conservatory
- Family bathroom
- Kitchen / dining room
- Snug / study
- Cloakroom

### Kitchen / dining room

18'2" x 13'6" (5.54 x 4.14)

### Living room

10'11" x 15'0" (3.33 x 4.58)

### Conservatory

11'9" x 11'4" (3.60 x 3.46)

### Snug / study

7'2" x 8'8" (2.20 x 2.65)

### Utility

7'4" x 6'0" (2.25 x 1.84)

### Cloakroom

2'8" x 5'5" (0.82 x 1.66)

### Bedroom 1

11'4" x 11'5" (3.47 x 3.50)

### Ensuite

5'1" x 7'7" (1.57 x 2.32)

### Bedroom 2

10'7" x 9'4" (3.24 x 2.86)

### Bedroom 3

5'11" x 7'7" (1.82 x 2.32)

### Bedroom 4

6'9" x 6'2" (2.08 x 1.89)

### Bathroom

6'1" x 7'8" (1.86 x 2.35)

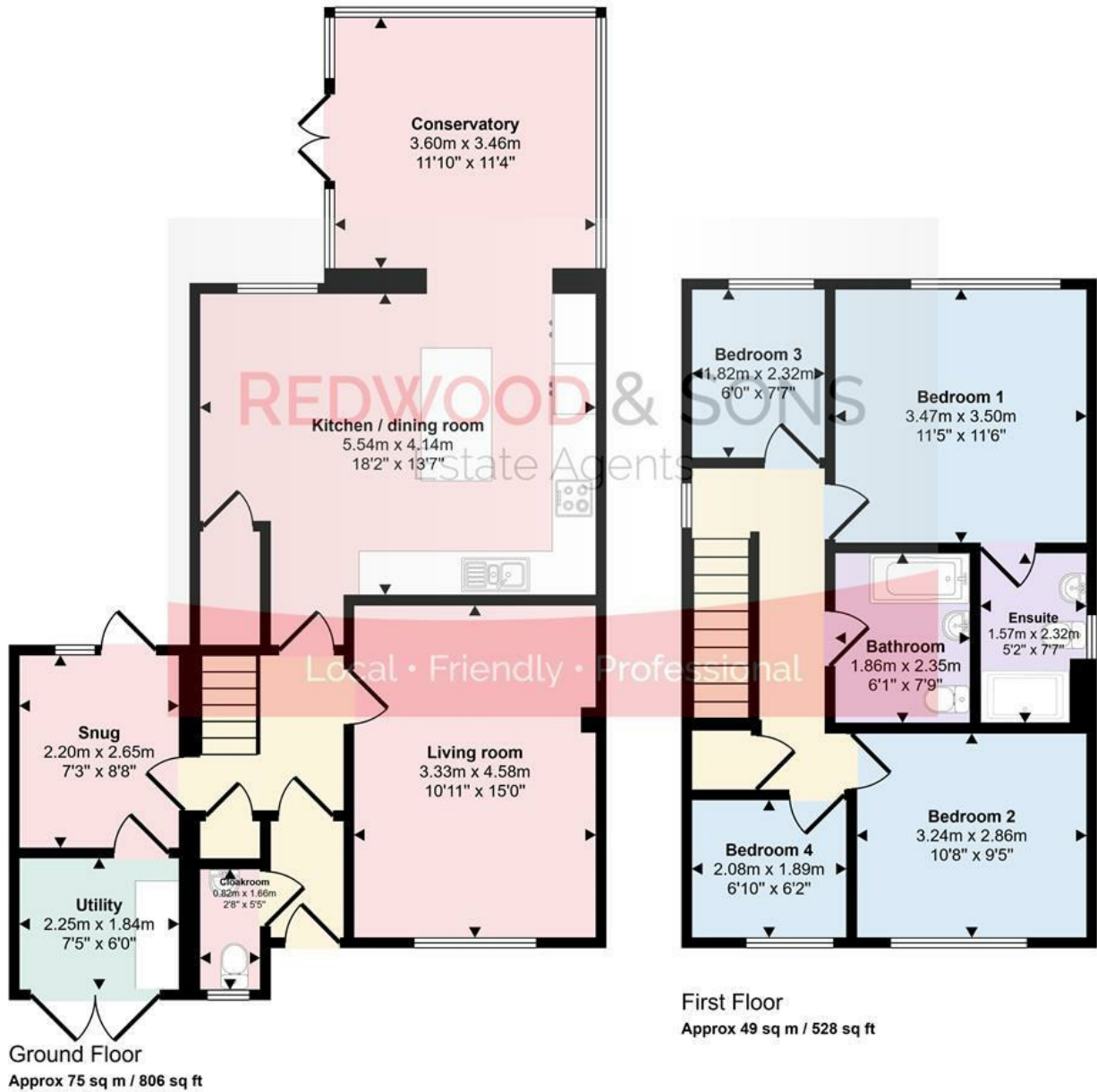


### Directions



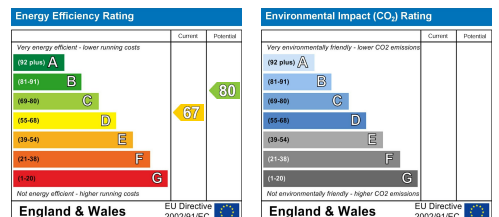
# Floor Plan

Approx Gross Internal Area  
124 sq m / 1334 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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## Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

*by Diana Collins (Vendor)*

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

*by Maisy (Buyer)*

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

*by Mark Garaty (Buyer)*

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

*by Mrs A (Buyer)*

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

*by Mr B (Vendor)*

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

*by Jane R (Vendor)*

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

*by Jamie & Rachel (Buyer)*