



## 8 Nursery Cottages Barnham Lane

Barnham, PO22 0JJ

**Offers over £400,000**

CHARACTER COTTAGE WITH GARDEN & PARKING. Tastefully refurbished semi-detached property benefitting from the following accommodation: entrance hall; spacious living room with feature fireplace with log-burner and patio doors to rear garden; stylish fitted beamed kitchen with range-style cooker, extractor unit, dishwasher and breakfast bar, opening onto beamed dining room overlooking the rear garden; utility area with plumbing for washing machine and space for tumble dryer and access door to rear garden; cloakroom; three first-floor bedrooms, all with built-in cupboards; large family bathroom with bath and separate shower. The front garden has a path to the front entrance with lawn on either side and mature shrub borders and gate access to the rear garden which houses a fully insulated outbuilding with light and power, suitable for home office use / games room. The rear garden is a particular feature of the property with good-sized area of lawn, patio, garden shed, covered storage area and carport with private access gate. Close to Barnham Village schools, shops, amenities, mainline train station and bus routes. EPC - TBC. Tenure - freehold. Council Tax Band - C.

- Semi-detached cottage
- 3 bedrooms
- Kitchen
- Dining room
- Living room
- Utility area
- Cloakroom
- Driveway & carport
- Front & rear gardens & outside office / bar
- Close to Barnham Village shops, schools, amenities, mainline train station & bus routes

### Viewing

Please contact us on 01243 551122 if you wish to arrange a viewing appointment for this property or require further information.



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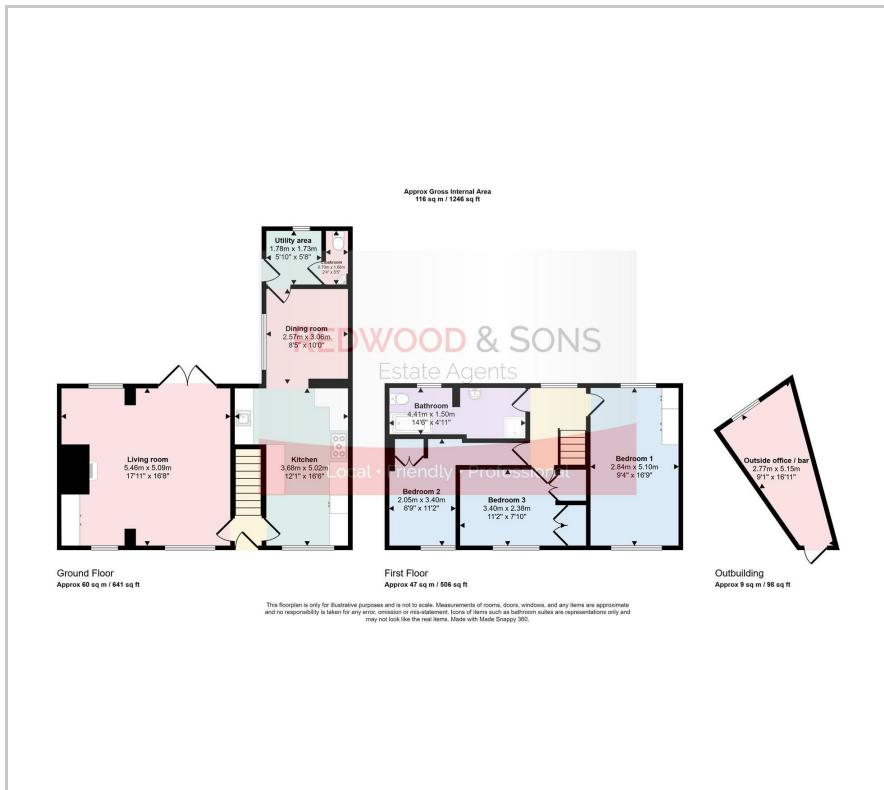


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C

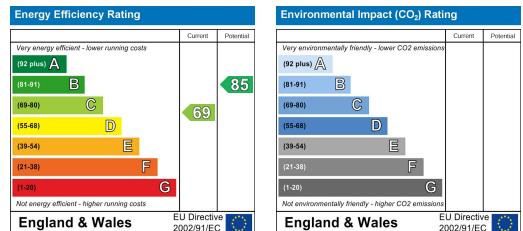
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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