REDWOOD & SONS
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31 Spinney Walk

Barnham, PO22 0HT

Offers over £525,000

Nestled in the charming locale of Spinney Walk, Barnham, this impressive extended detached house, built in the 1970s, offers a generous living space of 1,974 square feet, perfect for families seeking comfort and style. The property boasts an inviting entrance hall, complete with two cupboards, one of which houses the water tank and water softener, and a convenient cloakroom, setting the tone for the spacious accommodation that lies beyond. The good-sized living room seamlessly flows into the spacious open-plan kitchen / family / dining room with sliding doors to patio, ideal for entertaining or enjoying family time. The fitted kitchen area is equipped with a range of integrated appliances, including hob, extractor unit and double oven. Adjacent to the kitchen, a utility room with access door provides additional practicality, while an additional reception room / study / snug area with patio doors to the rear garden, offers a useful work from home option. Upstairs are four well-proportioned double bedrooms, three of which benefit from built-in wardrobes, ensuring ample storage. The main bedroom also includes an ensuite shower room, while a family bathroom with a shower over the bath caters to the needs of the household. Outside, the property features a driveway with parking for two to three vehicles, complemented by a garage for added convenience. The large rear garden is a true highlight, offering stunning views towards the South Downs. It includes a patio area, lawn, mature shrub borders, and garden shed, perfect for relaxation and recreation. This property is a rare find, combining spacious living with the convenience of Barnham Village shops, schools, amenities, mainline train station and bus routes, nearby. EPC - D. Council Tax Band - D. Tenure - freehold.

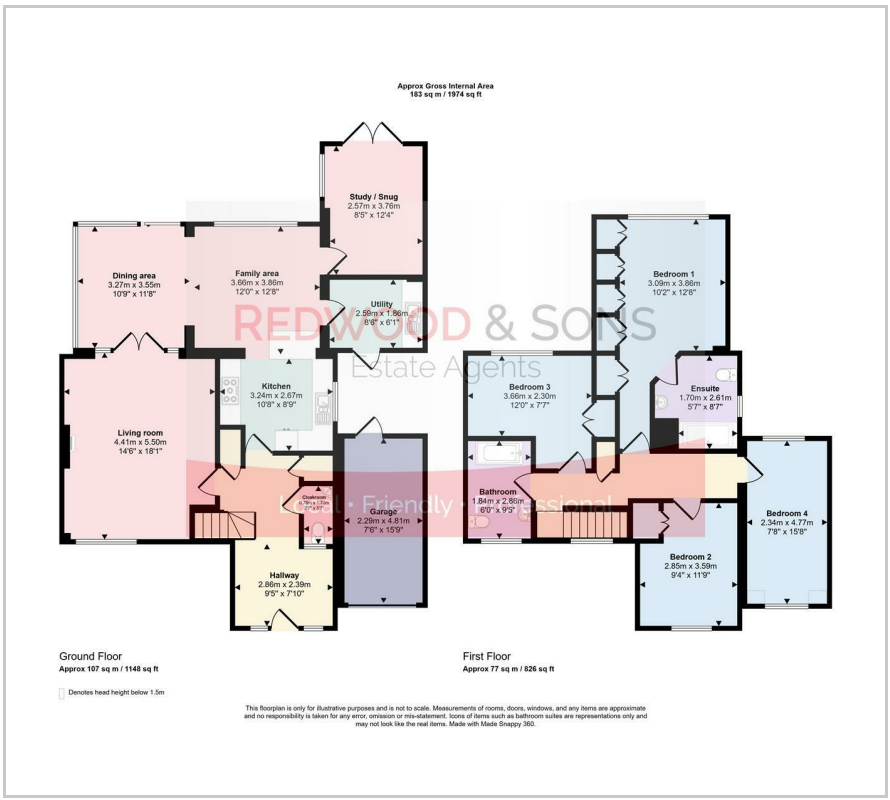
- Detached 4-bedroom house
- Kitchen
- Family / dining room
- Living room
- Study / snug
- Utility
- Bathroom
- Ensuite shower room
- Cloakroom
- Garage, garden & parking

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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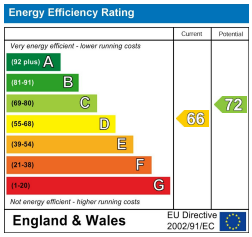
Floor Plan

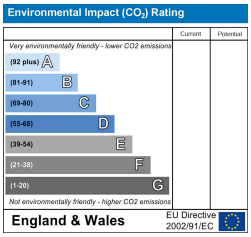


Area Map



Energy Efficiency Graph













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