



10 Belle Meade Close

Woodgate, PO20 3YD

This spacious detached family home offers an impressive 1,529 square feet of living space, perfect for modern family life combining comfort and functionality. The ground floor accommodation includes: entrance hall; cloakroom; spacious kitchen / breakfast room with integrated double-oven, hob, extractor unit, space and plumbing for dishwasher and washing machine plus side access door; good-sized living room with patio doors to rear garden and double doors to separate dining room. Upstairs are five well-proportioned bedrooms, including a master suite with ensuite shower-room, alongside a family bathroom that serves the remaining bedrooms. Outside, the rear garden is a delightful retreat, featuring raised flower beds, area of lawn, covered barbecue area and summer house, perfect for enjoying the warmer months. The brick-block driveway provides ample parking for up to six vehicles, complemented by a single garage for additional storage. Set within the Six Villages locality, this property is conveniently situated near schools, shops, and various amenities. Barnham mainline train station and bus routes are also within easy reach. Council Tax Band - E. Tenure - freehold. EPC - TBC.

£495,000

10 Belle Meade Close

Woodgate, PO20 3YD



- Detached house
- Living room
- Ensuite shower room
- Six Villages locality with schools, shops, amenities, Barnham mainline train station & bus routes
- 5 bedrooms
- Dining room
- Family bathroom
- Kitchen / breakfast room
- Cloakroom
- Garage & parking for up to 6 cars, rear garden

Entrance hall

3'3" x 5'3" (1.01 x 1.62)

Cloakroom

2'9" x 7'8" (0.86 x 2.36)

Kitchen / breakfast room

11'1" x 14'10" (3.38 x 4.54)

Living room

18'2" x 13'10" (5.55 x 4.24)

Dining room

6'10" x 14'9" (2.10 x 4.50)

Bedroom 1

11'5" x 11'4" (3.48 x 3.47)

Ensuite

5'1" x 7'7" (1.56 x 2.33)

Bedroom 2

14'6" x 13'9" (4.43 x 4.21)

Bedroom 3

11'0" x 9'3" (3.37 x 2.82)

Bedroom 4

6'11" x 14'7" (2.11 x 4.47)

Bedroom 5

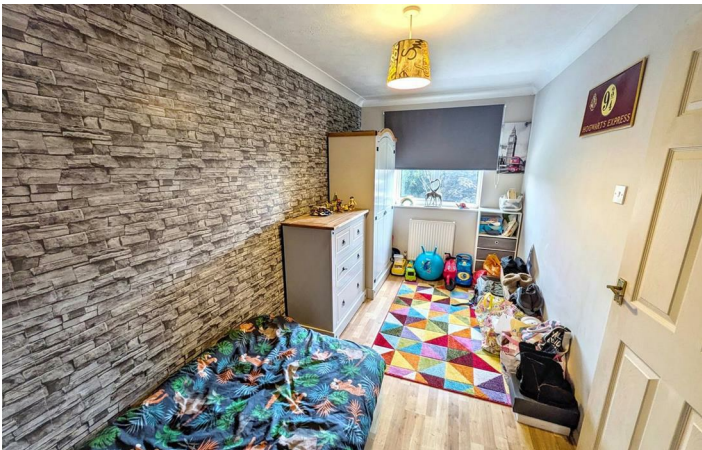
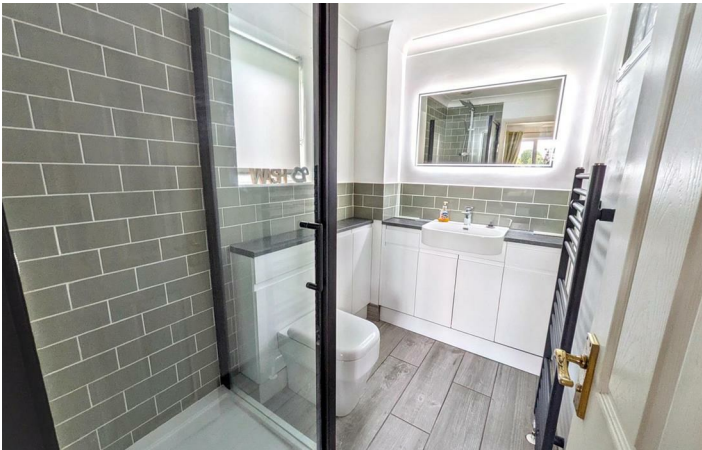
6'0" x 7'6" (1.84 x 2.30)

Bathroom

6'1" x 9'2" (1.87 x 2.8)

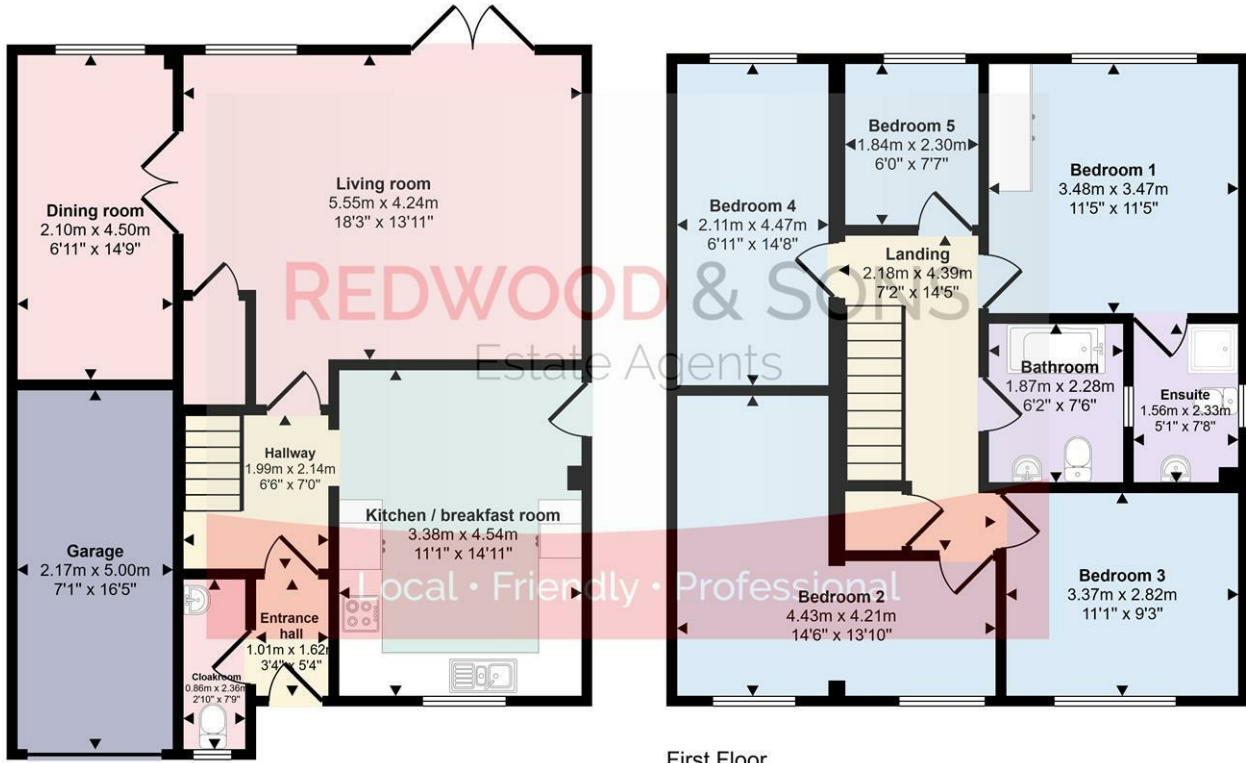


Directions



Floor Plan

Approx Gross Internal Area
142 sq m / 1529 sq ft



Ground Floor
Approx 72 sq m / 777 sq ft

First Floor
Approx 70 sq m / 751 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.

| 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 | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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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)