







81 Barnham Road

Barnham, PO22 0EQ

This impressive family home offers a remarkable opportunity for those seeking space and comfort, ideal for multi-generational living. Spanning an expansive 3,478 sq ft, the property features a main house with two generous reception rooms and four double bedrooms, plus spacious one-bedroom annexe with private garden. The main house includes a welcoming porch, downstairs cloakroom and spacious hallway leading to a charming reception room, complete with bay window to the front of the property. The living room boasts a feature electric fire and patio doors to rear garden. The good-sized kitchen / dining room is well-equipped with a range of integrated appliances, and a utility room offers convenient access to a covered seating area at the back of the property. The first floor houses four double bedrooms. The main bedroom includes an ensuite bathroom with separate shower and built-in wardrobes, while another bedroom features a spacious walk-in wardrobe. The third bedroom also benefits from built-in storage, and the fourth bedroom is currently used as a home office. The family bathroom completes the main house accommodation. The self-contained annexe has its own entrance, cloakroom, well-appointed kitchen/dining/living room with patio doors leading to garden with pond, shed and greenhouse, additional reception room, large first-floor bedroom (stair-lift installed) with built-in wardrobes and eaves storage, plus shower room. Outside, the property boasts ample parking for up to eight vehicles, EV charging point, carport with electric door and detached double garage. The well-maintained secluded rear garden provides a tranquil retreat, with good-sized patio, several seating areas and garden shed. The property could be converted into one dwelling with minor alterations. Close to Barnham Village schools, shops, amenities, mainline train station and bus routes. EPC - House - D - Annexe - C. Tenure - freehold. Council Tax Band - F (main house) - B (annexe).

£895,000

The Property Ombudsman
APPROVED CODE

81 Barnham Road

Barnham, PO22 0EQ

5 3 4 D

- Detached 4-bedroom house with 1-bedroom annexe with stair-lift - ideal multi-generational living
- Gardens, parking for numerous vehicles, carport, garage & covered seating area
- Spacious kitchen / dining room, plus two reception rooms
- Cloakroom & utility
- Ensuite bath / shower room & separate family bathroom
- Annexe kitchen / living / dining room
- Annexe reception room
- Annexe bedroom
- Annexe shower room & separate cloakroom

Porch
12'3" x 4'0" (3.74 x 1.22)

Hallway
15'7" x 6'7" (4.75 x 2.01)

Cloakroom
5'4" x 6'8" (1.64 x 2.04)

Living room
16'5" x 18'8" (5.01 x 5.70)

Reception room
13'6" x 13'1" (4.12 x 3.99)

Kitchen / dining room
13'6" x 16'3" (4.12 x 4.96)

Utility
6'7" x 14'11" (2.03 x 4.56)

Bedroom 1
12'7" x 14'8" (3.85 x 4.49)

Ensuite
7'6" x 7'11" (2.29 x 2.43)

Bedroom 2
13'2" x 11'9" (4.03 x 3.60)

Bedroom 3
10'4" x 10'3" (3.17 x 3.13)

Walk-in wardrobe
2'11" x 10'1" (0.90 x 3.09)

Bedroom 4
9'8" x 8'0" (2.97 x 2.46)

Bathroom
6'3" x 7'8" (1.91 x 2.35)

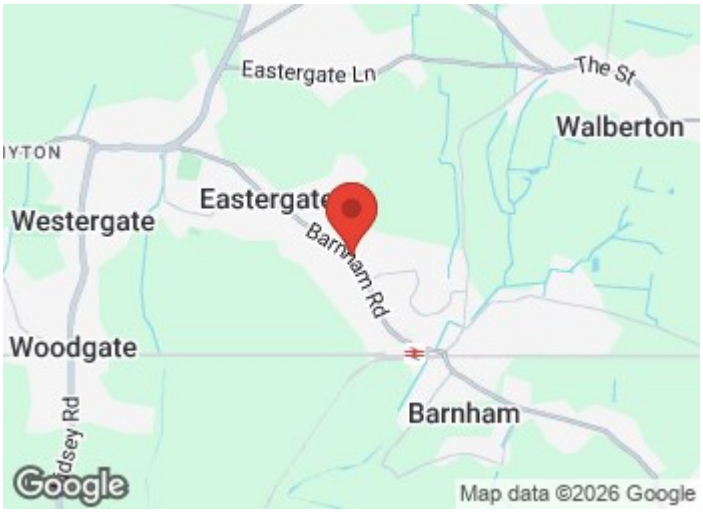
Annexe cloakroom
2'8" x 6'0" (0.82 x 1.85)

Annexe kitchen / living / dining
15'0" x 22'1" (4.58 x 6.74)

Annexe reception room
8'6" x 16'0" (2.61 x 4.88)

Annexe bedroom
12'5" x 14'3" (3.80 x 4.36)

Annexe shower room
6'6" x 12'8" (1.99 x 3.88)



Directions









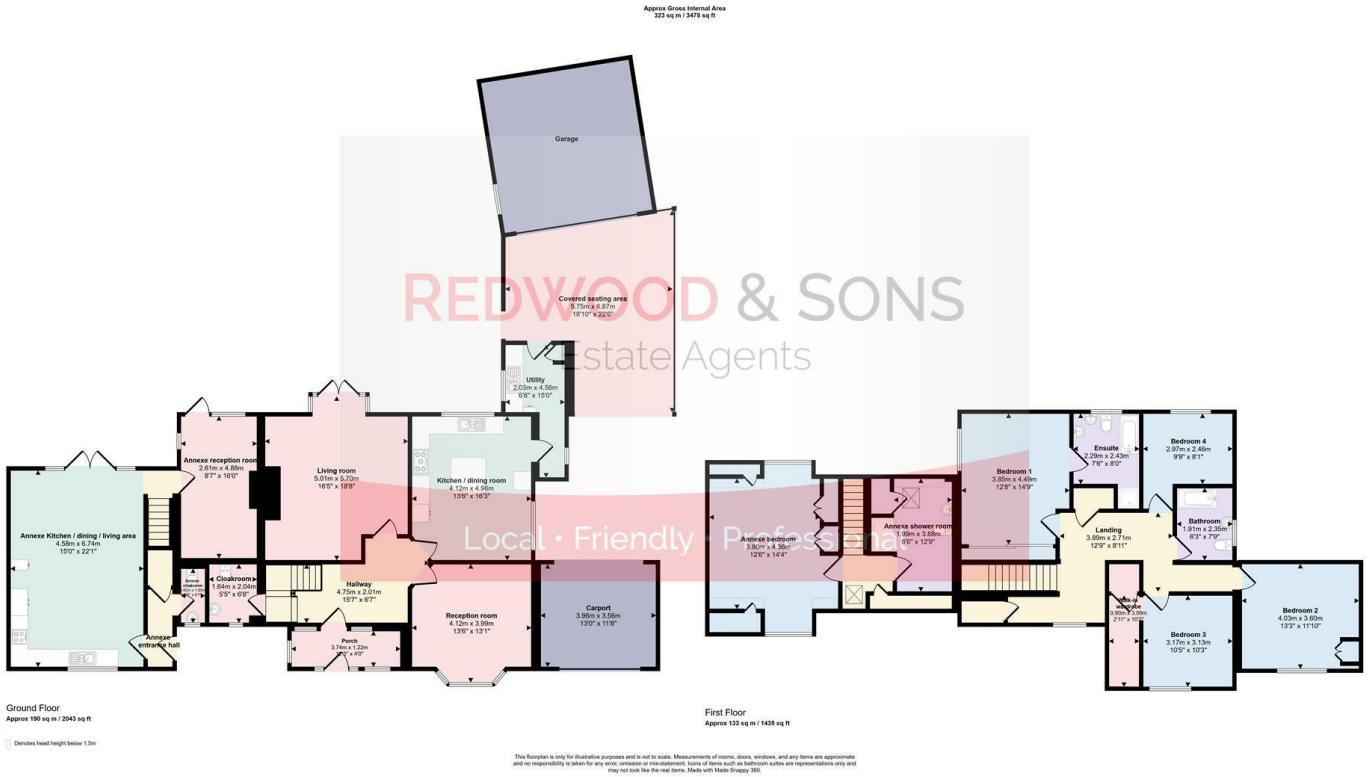




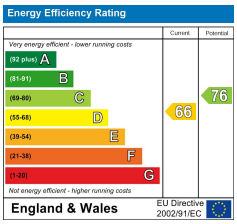


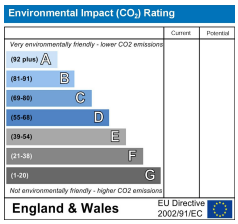


Floor Plan



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.





36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk

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)