



2 Ridings Barn, Alfold. GU6 8EW

Offers Over £600,000



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ESTATE AGENT
Est. 1991



- Spacious three bedroom farm building conversion
- Over 1790 sq ft
- Adaptable living with ground and first floor bedrooms
- Superb 32' open plan kitchen/living area
- Study/bedroom 4:
- Two bathrooms
- Part Vaulted ceilings
- Parking and gardens

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Welcome to this beautifully presented and exceptionally spacious home, offering over 1,790 sq ft of thoughtfully designed accommodation that perfectly blends style, comfort, and flexibility. Step inside to discover a stunning 32-foot open plan kitchen and living area, the true heart of the home, where part vaulted ceilings create an airy and light-filled atmosphere ideal for both relaxing and entertaining. The kitchen is well-appointed with contemporary fittings and generous worktop space, seamlessly connecting to the living area for an inclusive and sociable feel. The adaptable layout offers the rare advantage of both ground and first floor bedrooms, catering to a range of lifestyles, whether you are seeking single-level living or space for guests and family.

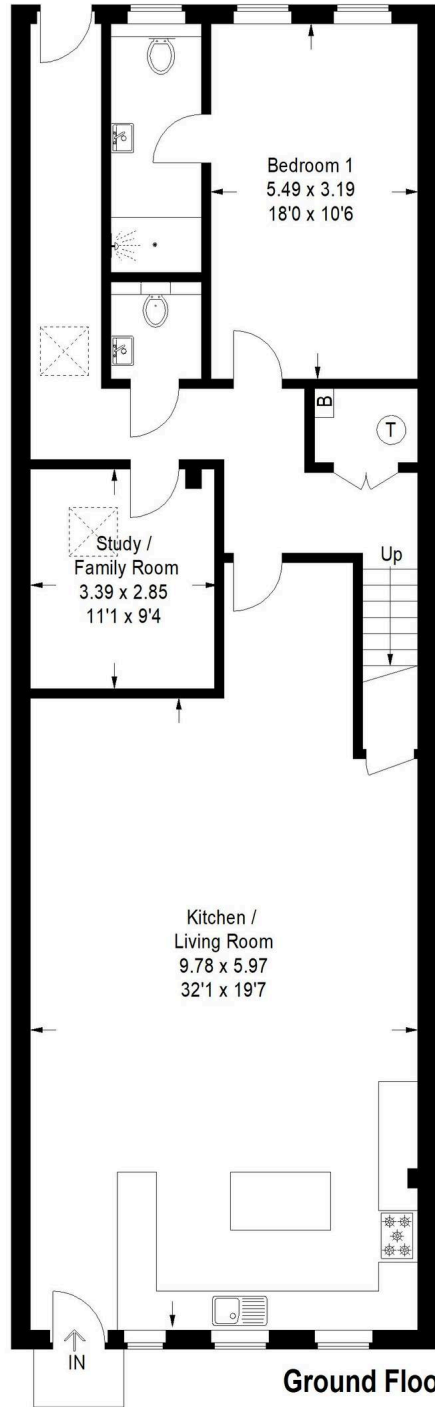


There are three bedrooms in total, each offering a peaceful retreat with ample room for furnishings and storage. Two modern bathrooms, finished to a high standard, provide convenience and comfort for residents and visitors alike. A versatile study or family room adds to the flexibility of the home, making it perfect for those working from home, pursuing hobbies, or in need of a dedicated playroom or media space. Throughout, the property is presented in excellent decorative order, with a harmonious flow between rooms and quality finishes that enhance the sense of warmth and welcome.

Outside, the property is approached via an attractive wrought iron picket fence to the front door and front garden. To the rear there is private garden with low maintenance astro turf and a patio. There are two allocated parking spaces and immediate access to beautiful countryside walks and a moments walk from the popular Alfold Larder cafe. This remarkable home truly stands out for its adaptable accommodation, impressive proportions, and stylish interiors. Viewing is highly recommended to fully appreciate the accommodation on offer.



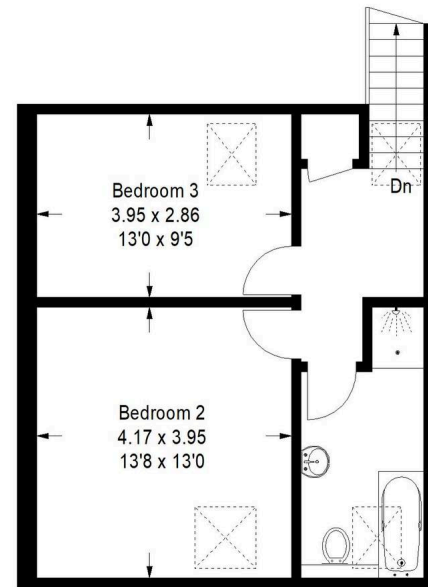




Ground Floor

2 Ridings Barn

Approximate Gross Internal Area
 Ground Floor = 121.9 sq m / 1312 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Total = 166.4 sq m / 1791 sq ft



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.