



5 Church Close, Ashington - RH20 3DL

Offers Over £850,000

 Henry Adams
estate agents

5 Church Close, Ashington

- A well presented family home extending to nearly 2,500 sq ft
- Sitting room with wood burner, ground floor study and cloakroom
- Large kitchen dining room with doors to garden, including twin oven, microwave, induction hob, larder fridge
- Snug or play room located next to the kitchen with utility room off
- Large principal bedroom with range of fitted wardrobes and en-suite bathroom
- Second bedroom with fitted wardrobes and en-suite shower room
- Three further bedrooms and family bathroom
- South facing rear garden with large patio terrace and a variety of plants and shrubs
- Integral double garage with access from utility room and driveway parking for several vehicles
- Cul de sac location within easy reach of amenities

This impressive five bedroom detached house offers a superb opportunity for families seeking a spacious and versatile home, extending to nearly 2,500 sq ft and situated in a desirable cul de sac location within easy reach of local amenities.

The property is well presented throughout and features a welcoming entrance hall that leads to a generous sitting room, complete with a charming wood burner for cosy evenings. A separate ground floor study provides an ideal space for home working or quiet reading, while a convenient cloakroom adds to the practicality of the layout. The heart of the home is the substantial kitchen dining room, which boasts modern fitted units, a twin oven, integrated microwave, induction hob and a large larder fridge, making it perfect for entertaining and family meals. Double doors from the kitchen create a seamless flow, enhancing the sense of light and space. Adjacent to the kitchen is a versatile snug or play room, ideal for children or as an additional relaxation area, with a utility room conveniently located off this space for laundry and extra storage needs.

Upstairs, the large principal bedroom benefits from a range of fitted wardrobes and a stylish en-suite bathroom, providing a luxurious retreat. The second bedroom also features fitted wardrobes and its own en-suite shower room, making it ideal for guests or older children. Three further well proportioned bedrooms offer flexibility for family, guests or hobbies, and are served by a modern family bathroom.

Additional features include an integral double garage, accessible directly from the utility room, and driveway parking for several vehicles, ensuring ample space for family and visitors alike.

The garden is south facing with large patio terrace and lovely summer house making it an ideal place to entertain or unwind.

This is an excellent opportunity to acquire a substantial and adaptable family home in a peaceful yet convenient setting, offering easy access to schools, shops and transport links. Early viewing is highly recommended to appreciate the quality, space and flexibility this outstanding property provides.

Ashington is an ideal location for many, with a Co-op and takeaway, active and busy community centre and the Ashington C of E school. There is also a BP petrol station with an M&S Foodstore. Situated adjacent to the A24 the village provides a convenient location for commuters with dual carriageway access north and south. The nearest station can be found at either Billingshurst or Pulborough just over 7 miles away each or Horsham just over 10 miles away, which also offers a thriving town centre whilst Gatwick lies approximately 27 miles away.

Council Tax band: G

Tenure: Freehold

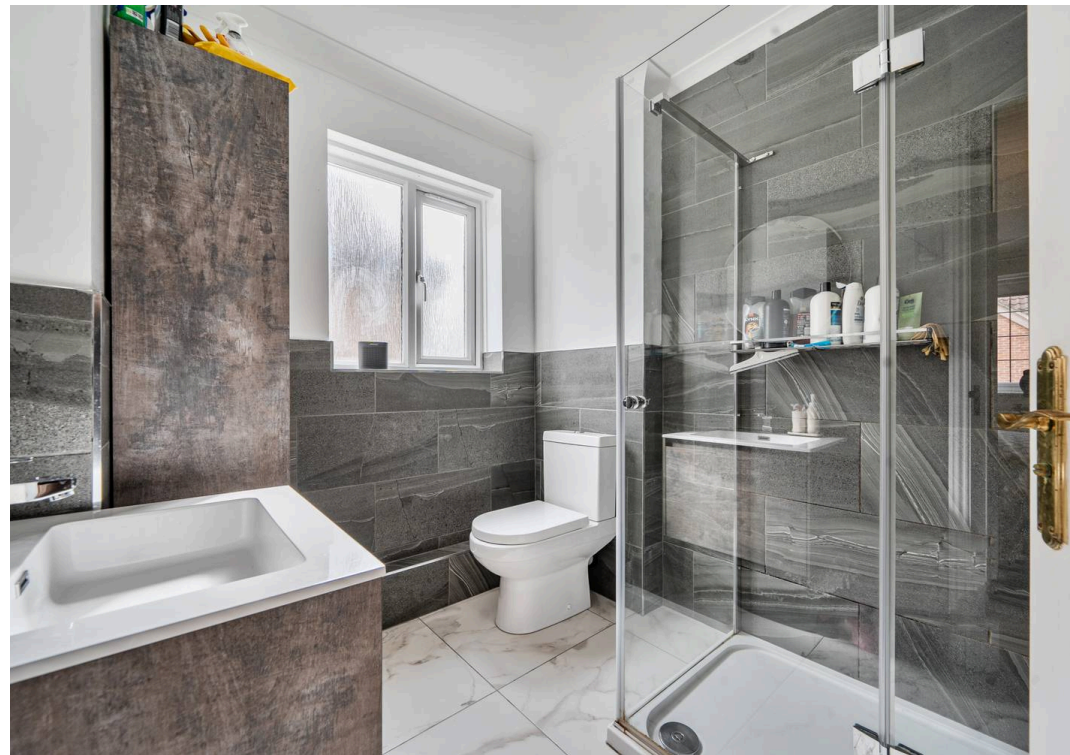
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C













Approximate Area = 2106 sq ft / 195.6 sq m
 Limited Use Area(s) = 80 sq ft / 7.4 sq m
 Garage = 278 sq ft / 25.8 sq m
 Total = 2464 sq ft / 228.8 sq m

For identification only - Not to scale



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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.