



Sycamore Rise, Barns Green

Guide Price £625,000

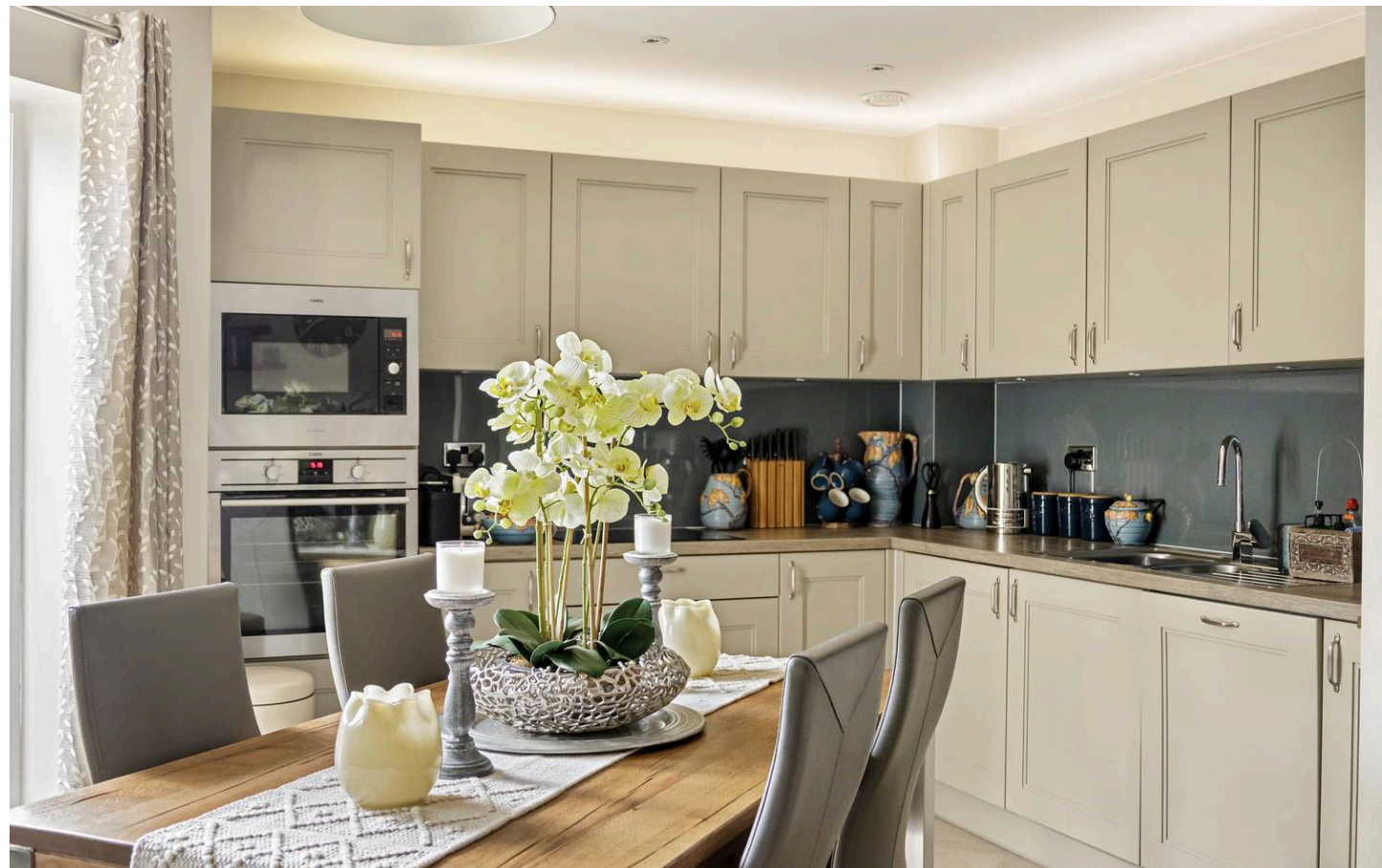
Sycamore Rise

Barns Green, Horsham

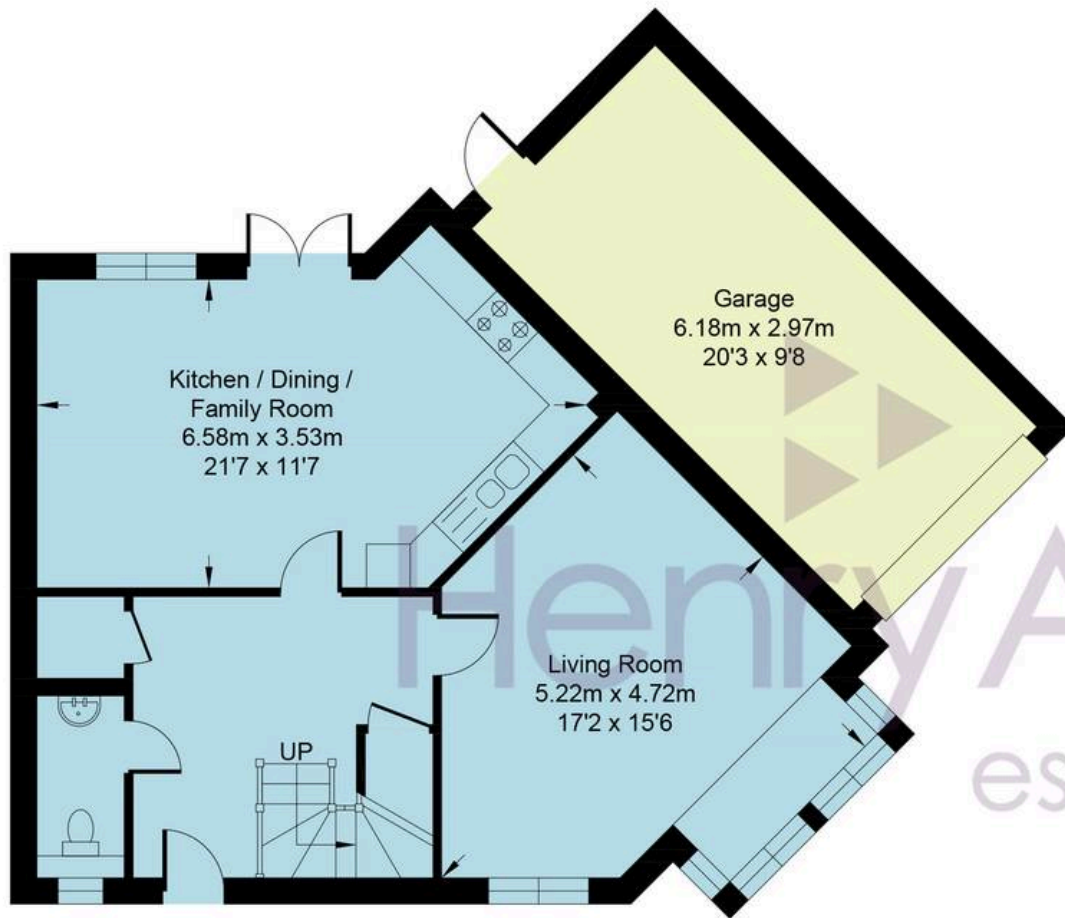
A stunning three bedroom, two bathroom detached home, located in the sought after area of Sycamore Rise in Barns Green. The property is presented to a high standard throughout and offers accommodation comprising a ground floor reception hallway which welcomes you and immediately impresses with a feeling of space. There are two storage cupboards and a downstairs toilet off the hall.

The kitchen/breakfast room has a range of wall and base units with light finish, contrasting worktops running through and a selection of integrated high specification appliances including AEG and Electrolux. There are also double doors giving direct access to the rear garden terrace and ample space for a breakfast/dining table. The light and bright airy living room has views out over the front garden.

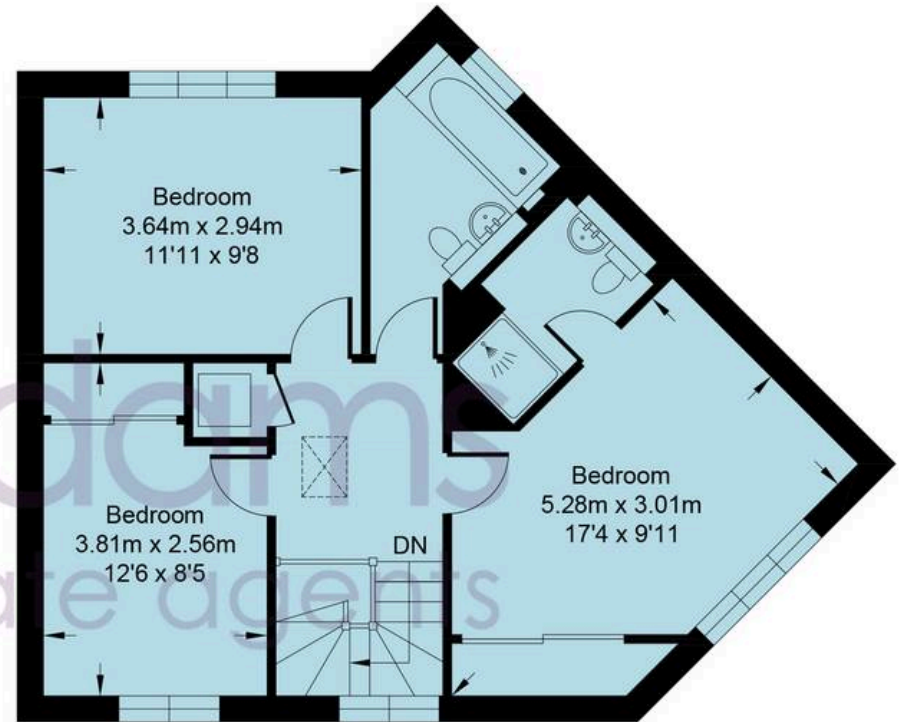
A turning staircase leads to the light and spacious galleried landing. The principal bedroom enjoys views over the front of the house, a large built in wardrobe, and an en-suite bathroom equipped with built in mirrored units and a walk-in shower. There is a guest double bedroom which enjoys views to the front to the property with a fitted wardrobe. There is a further double bedroom with views over the back garden, and a separate family bathroom with a shower above the bath. A beautifully presented detached residence built by quality builder Berkeley Homes, situated in a quiet and discreet location.







GROUND FLOOR



FIRST FLOOR



Sycamore Rise

Approximate (Including Garage) Area = 1361 sq ft / 126.4 sq m

Total = 1361 sq ft / 126.4 sq m

For identification only - not to scale



Sycamore rise is located within the welcoming village of Barns Green, known for its strong community feel and fantastic amenities. The village boasts the much-loved Sumners Ponds and Café by the Lake, the Queens Head pub, a local shop, primary school, and social club, all centred around the village green.

For commuters, Christ's Hospital station is around 2 miles away, offering services to London, while Horsham station and town centre are just over 4 miles, providing a wider range of shops, restaurants, leisure facilities and fast train links. The area also benefits from excellent countryside walks and cycle routes right on the doorstep, adding to the appeal of this popular West Sussex village.

Agent note - Estate management fee £400 per annum approx

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







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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.