



## Cornerways Sandhills Road, Barns Green, RH13 0PU

Guide Price £600,000 to £650,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —

- 3 double bedrooms
- 2 ground floor and 2 second floor reception rooms
- Charming 3 storey Victorian detached house
- No onward chain
- Driveway for 3 vehicles and garage
- South east facing garden with privacy
- Popular village location
- Close to transport links, schools, walks and Horsham town centre
- Potential to enlarge
- Principal bedroom with outstanding outlook over village green

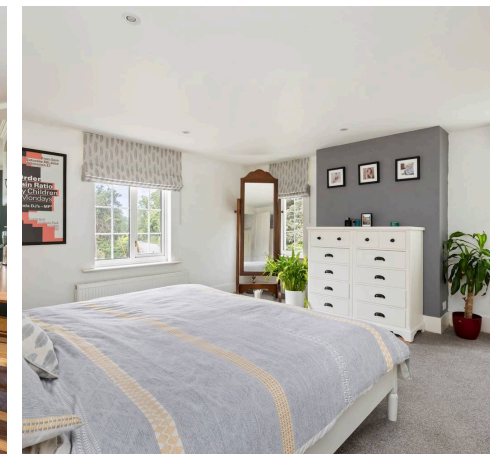
A charming 3 double bedroom, 4 reception room, 3 storey Victorian detached house, with driveway for 3 vehicles, garage, south east facing garden and no onward chain.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





A charming 3 double bedroom, 4 reception room, 3 storey Victorian detached house, with driveway for 3 vehicles, garage, south east facing garden and no onward chain. The property is situated in this popular village, within easy access of excellent schools, major transport links, country walks and a short drive of Horsham town centre.

The accommodation comprises: entrance hallway, bay fronted sitting room with feature fireplace and bay fronted family room with Inglenook fireplace and electric feature wood burner.

A door from the sitting room leads into the dining room, cloakroom and kitchen/breakfast room which is fitted with a range of units, space for domestic appliances and stable door onto the garden.

From the hallway stairs rise to the first floor and providing access into the well proportioned principal bedroom with fitted storage and superb outlook over the village green.

There are 2 further double sized bedrooms and family bathroom with airing cupboard. A further staircase leads to 2 loft / reception rooms that have multiple uses and offers potential to create a fabulous en suite bedroom subject to alterations and the necessary planning permission.

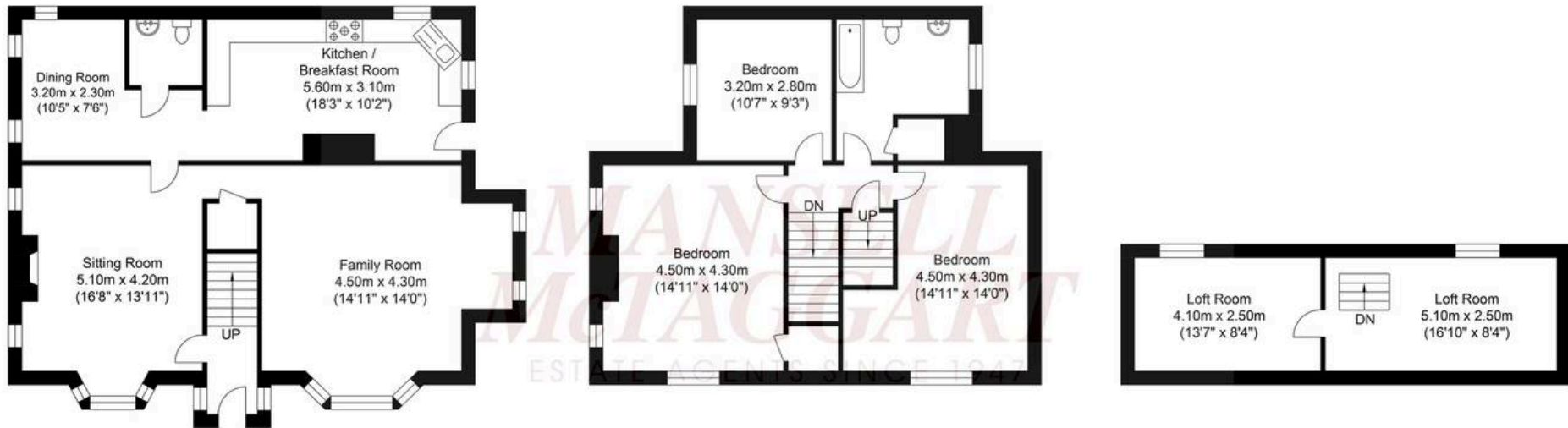
Benefits include double glazed windows, Oak flooring and gas fired central heating to radiators (GlowWorm boiler located in the kitchen/breakfast room).

A driveway provides parking for 3 vehicles, leading to the garage.

The 49' x 33' (maximum measurement) south east facing garden offers an excellent degree of privacy and is lawned with well established borders, paved patio and side access.

Barns Green is a popular village, coupled with the Parish of Itchingfield. Community facilities centre around a well-stocked convenience store and Post Office, social club, village hall and recreation green. Barns Green has its own football, rugby, tennis, stoolball and cricket clubs, and children's playground. A welcoming pre-school and excellent primary school are in the village centre. The Parish Church of England, St. Nicolas, is situated in neighbouring Itchingfield, within walking reach. The village public house offers family-friendly dining and nearby Sumners Ponds provides an extended choice of indoor and alfresco café as well as fishing, camping and walking attractions. Weston's Farm Shop is conveniently located with an abundance of locally sourced produce and holds seasonal farm events. Frequent music and theatre events can be found at Christ's Hospital and its train station is local to both Barns Green and Itchingfield, providing direct links to London, Gatwick and the South Coast. The vibrant town of Horsham is alive with regular markets and an assortment of enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable Brasserie White Company and impressive high-quality shopping. Familiar high-street and independent retailers, fine-dining and 5\* spa hotels, pubs, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks, riders and keen cyclists.





Ground Floor  
 Approximate Floor Area  
 851.21 sq ft  
 (79.08 sq m)

First Floor  
 Approximate Floor Area  
 662.73 sq ft  
 (61.57 sq m)

Second Floor  
 Approximate Floor Area  
 250.26 sq ft  
 (23.25 sq m)



Approximate Gross Internal Area = 163.90 sq m / 1764.20 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

**Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE**

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

In accordance with the requirements of the Anti Money Laundering Act 2022, Mansell McTaggart Horsham Ltd. mandates that prospective purchaser(s) who have an offer accepted on one of our properties undergo identification verification. To facilitate this, we utilise MoveButler, an online platform for identity verification. The cost for each identification check is £35, including VAT charged by MoveButler at the point of onboarding, per individual (or company) listed as a