



# EMMS LANE, BARNS GREEN, WEST SUSSEX

A SPACIOUS AND CHARACTERFUL 5 BEDROOM FAMILY HOME SET IN 1.44 ACRES WITH A SWIMMING POOL, TENNIS COURT AND LARGE BARN STYLE GARAGE. JUST A SHORT WALK FROM THE POPULAR SUSSEX VILLAGE OF BARNS GREEN. THIS PROPERTY NEEDS SOME UPDATING AND OFFERS A UNIQUE OPPORTUNITY TO CREATE YOUR OWN DREAM HOME.

# PROPERTY FEATURES

## HOUSE

- A SPACIOUS AND WELL PROPORTIONED 5 BEDROOM FAMILY HOME IN NEED OF SOME UPDATING
- FULL OF CHARTER PERIOD FEATURES INCLUDING WORKING OPEN FIRES PLACES.,
- 3 BATHROOMS AND 2 SEPARATE WASHROOMS.
- A LARGE AMOUNT OF CONVENIENT STORAGE.
- MASTER BEDROOM WITH AN EN SUITE AND DRESSING AREA.
- LARGE BARN STYLE GARAGE THAT HAS THE POTENTIAL FOR A VARIETY OF USES INCLUDING AN ANNEXE, GYM OR HOME OFFICE
- CHAIN FREE.

## OUTSIDE

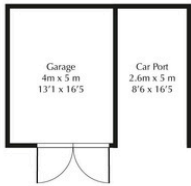
- 1.44 ACRES OF MATURE GARDENS OFFERING A HIGH LEVEL OF PRIVACY
- SWIMMING POOL AND TENNIS COURT IN NEED OF SOME TLC BUT COULD BE RESTORED TO THEIR FORMER GLORY
- AN ORCHARD AND A STREAM AT THE BOTTOM OF THE GARDEN.
- PATIO AREA WITH A MATURE GRAPE VINE WAIVED THROUGH A PERGOLA
- SEPARATE GARAGE AND PARKING FOR NUMEROUS VEHICLES.

## THE AREA

- LOCATED A SHORT WALK FROM BARNES GREEN WITH ITS VILLAGE SHOP, WESTONS FARM SHOP AND LOCAL PUB.
- BARNES GREEN HAS AN ACTIVE COMMUNITY WITH NUMEROUS SPORTS AND SOCIAL CLUBS, AND THE ANNUAL BARNES GREEN HALF MARATHON.
- CLOSE TO SUMNER'S PONDS WITH ITS CAFE OVERLOOKING A LAKE
- BARNES GREEN HAS A VILLAGE SCHOOL AND YOU ARE IN THE CATCHMENT FOR 4 HIGHLY REGARDED SECONDARY SCHOOLS.
- CONVENIENTLY SITUATED NEAR HORSHAM AND BILLINGSHURST WITH THEIR MAINLINE TRAIN STATIONS TO LONDON.



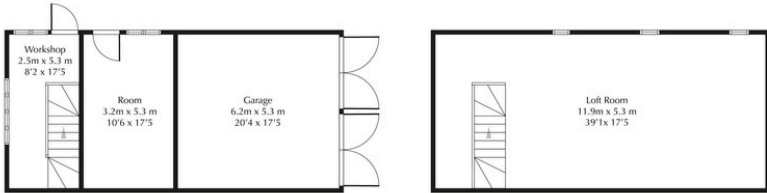




# The White House, Barns Green

Approximate Total = 3229 sq ft / 300 sq m  
(excluding outbuildings)

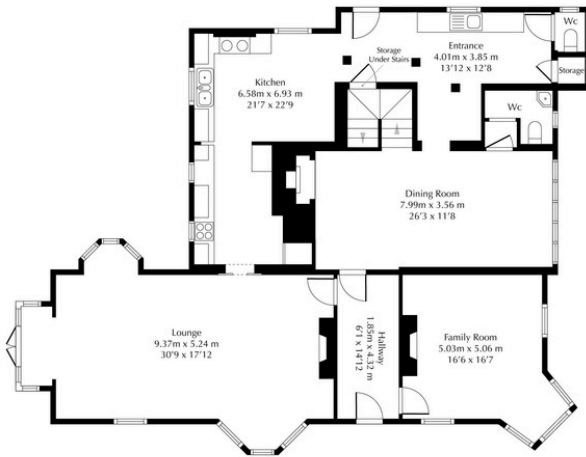
Floor plan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.



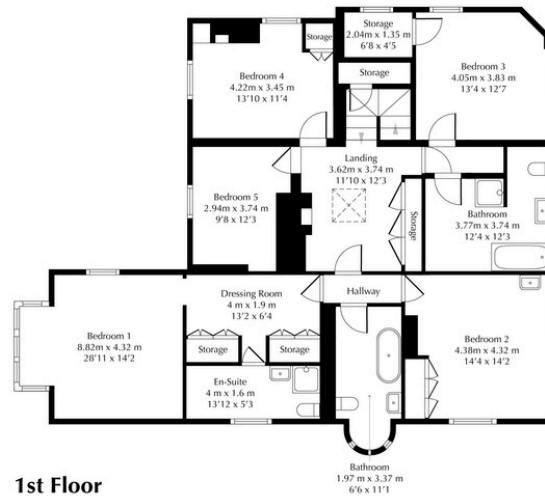
Ground Floor

1st Floor

## Outbuildings



Ground Floor



1st Floor

COUNCIL TAX BAND: G

COUNCIL: HORSHAM DISTRICT

TENURE: FREEHOLD

SERVICES: OIL AND MAINS DRAINAGE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	34 F	
1-20	G		



TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL LUCY ON 07376 819735