15 Drovers Way

Barnham, PO22 0DD

This delightful detached family home on Drovers Way is tucked away at the end of the cul-de-sac with pleasant green-space outlook. Built in 2010, this property boasts a generous 1,381 square feet of well-designed space, making it an ideal choice for families. The accommodation includes a spacious entrance hall with a handy storage cupboard. The fitted kitchen is equipped with a range cooker, extractor unit, dishwasher, fridge and freezer, along with space and plumbing for washing machine and tumble dryer. This area seamlessly connects to the dining area, which is enhanced by sliding doors that lead to the rear garden, perfect for entertaining or enjoying family meals. The separate living room, overlooking the front and side of the property, is a cosy retreat, complete with a charming log-burner. Additionally, the ground floor includes a useful study and a cloakroom, providing practicality for everyday living. Upstairs, you will find four well-proportioned bedrooms, with the main suite featuring built-in wardrobes and an ensuite shower room for added convenience. The family bathroom, equipped with a hand-held shower, serves the remaining bedrooms, while additional storage on the landing ensures that space is maximised. Outside, the property is complemented by a small front garden with established trees and shrubs. The driveway offers parking for two vehicles in front of the integral garage, plus gate access to the rear garden with area of lawn, patio, pergola, raised flower-bed, mature shrub borders and garden shed. A short walk to Barnham Village shops, schools, amenities, mainline train station and bus routes. Grounds / road maintenance fees £300 per annum. EPC - C. Tenure - freehold. Council Tax Band - E.

£475,000

The Property Ombudsman
APPROVED CODE

15 Drovers Way

Barnham, PO22 0DD

4 2 3 C

- Detached 4-bedroom house
- Living room
- Ensuite shower room
- Close to Barnham Village schools, shops, amenities, mainline train station & bus routes
- Kitchen
- Study
- Cloakroom
- Dining area
- Family bathroom
- Integral garage & driveway; front & rear gardens

Entrance hall
14'9" x 4'8" (4.52 x 1.43)

Living room
15'8" x 12'10" (4.79 x 3.92)

Kitchen
14'10" x 8'8" (4.53 x 2.66)

Dining area
10'5" x 9'4" (3.20 x 2.85)

Study
7'1" x 5'8" (2.17 x 1.74)

Cloakroom
2'6"x 4'6" (0.77x 1.39)

Bedroom 1
13'5" x 12'10" (4.09 x 3.92)

Ensuite
7'4" x 3'8" (2.24 x 1.13)

Bedroom 2
11'3" x 7'10" (3.44 x 2.40)

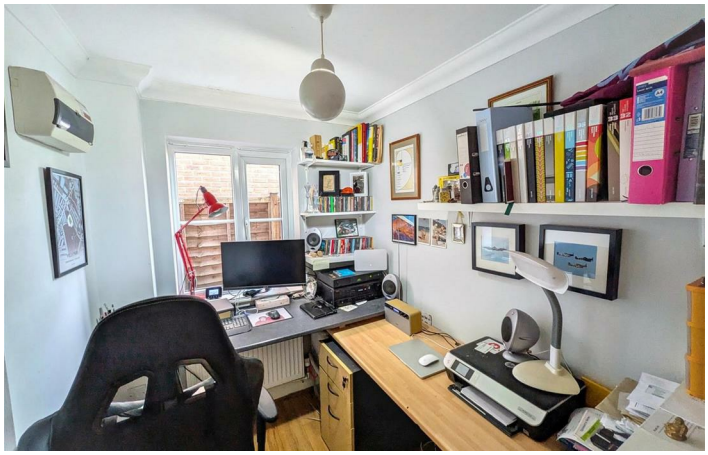
Bedroom 3
11'4" x 7'2" (3.46 x 2.20)

Bedroom 4
7'5" x 9'4" (2.28 x 2.86)

Bathroom
7'9" x 5'9" (2.37 x 1.77)

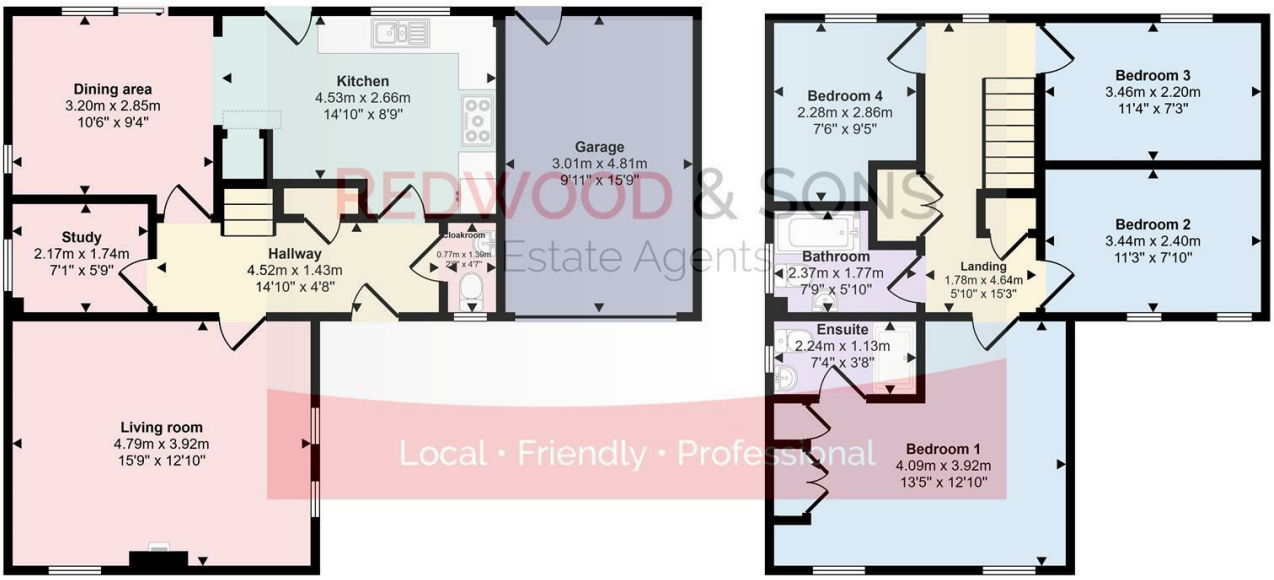
Garage
9'10" x 15'9" (3.01 x 4.81)

Directions



Floor Plan

Approx Gross Internal Area
128 sq m / 1381 sq ft



REDWOOD & SONS Estate Agents
Local • Friendly • Professional

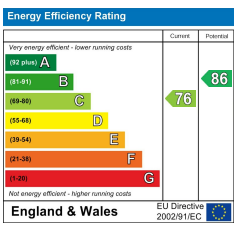
Ground Floor
Approx 72 sq m / 776 sq ft

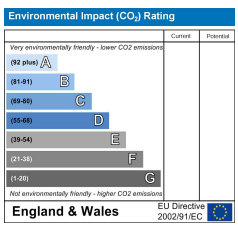
First Floor
Approx 56 sq m / 605 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





36 Barnham Road, Barnham, West Sussex, PO22 0ES
01243 551122 office@redwoodandsons.co.uk https://www.redwoodandsons.co.uk

Reviews

Simon and Philippa were amazing, sold my property to completion in just under six weeks start to finish, very easy to communicate with always listened and gave very good advice. If you are selling your property or buying a new one these are the people you need to contact in the first instance you won't be disappointed.. Very happy customer thank you Simon and Philippa.

by Diana Collins (Vendor)

Simon and Philippa were so helpful throughout! Buying our house with Redwood and Sons made the scary process of being a first time buyer easy and stress free. Simon was always at the end of the phone and helped with any questions we had. Would definitely recommend to anyone.

by Maisy (Buyer)

Honest and open service. Knowledgeable and informative, very helpful in every aspect of the purchase. I would thoroughly recommend Simon and Philippa.

by Mark Garaty (Buyer)

Highly recommend Redwood & Sons. Simon and Philippa were very helpful, always returned calls and sorted any issues promptly. Thank you to both of them.

by Mrs A (Buyer)

Redwood & Sons were nothing short of spectacular. Excellent communication and genuine care. The team kept me informed all the way. I highly recommend Redwood & Sons, it doesn't matter where your property is, these guys are the best out there to sell it for you. With other Estate Agents, you have to do the chasing but not with Redwood & Sons, they were superb. I knew I was in safe hands. Thank you team Redwood & Sons, I am truly grateful.

by Mr B (Vendor)

Clear and rational explanation of recommended selling price. Swift, attractive and accurate production of comprehensive details for prospective buyers. Immediate accompanied viewings and sale completed within three months! Thank you very much - I couldn't have asked for better service.

by Jane R (Vendor)

Simon and Philippa were great!! Buying our house with Redwood and Sons was great, Simon was always at the end of the phone and helped with any questions we had. We first called about another property but Simon had a better one which was perfect for us and managed to get a viewing lined up almost straight away. Buying within the Stamp Duty holiday was stressful but made easier by the service provided from Redwood and Sons. We are now in our forever home but if we do decide to move in the future we will be knocking on Redwood and Sons door. Would most definitely recommend to anyone.

by Jamie & Rachel (Buyer)