



44, Butts Meadow | Wisborough Green | West Sussex | RH14 0BU





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**OFFERS OVER
£400,000**

Nestled in the picturesque village of Wisborough Green, this pleasant semi-detached family home offers the perfect blend of comfort, space, and village charm, just a short stroll from local amenities. Inside, the property features a spacious living room bathed in natural light through a picture window. The generous kitchen flows seamlessly through an archway into the dining room, creating an ideal space for family meals and entertaining. A convenient cloakroom and a substantial conservatory, overlooking the beautifully established rear garden, complete the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the private garden is a true highlight, boasting mature planting, a charming pergola, a garden shed/outbuilding, and useful side access. To the front, there is off-road parking. This is a wonderful opportunity to enjoy village life in a welcoming home with versatile living spaces and a convenient location.



Entrance Hall

With doors off to the cloakroom and kitchen and staircase to the first floor.

Kitchen

This generously sized room is extensively fitted and comprising: worksurface with sink and drainer unit with mixer tap having base cupboards and drawers under, space for a dishwasher, washing machine and American style fridge/freezer. Further worksurface with base cupboards and drawers beneath and range of matching eye-level units incorporating display plate rack, there is an integrated microwave, double oven, four ring electric hob with extractor above. There is a large window and a back door leading out to the garden. Opening leading to:

Dining Room

Located in the heart of the house there is a solid fuel Rayburn providing heat and hot water, from this room there is access to the conservatory and the lounge.

Lounge

LPG gas fireplace, large double glazed window overlooking the front of the property.

Conservatory

Large versatile room overlooking the mature rear garden.

Cloakroom

Double glazed window with large shelf, w.c. and sink.

Landing

Access to part boarded roof space.

Bedroom One

Aspect to the front with lovely views across the village and beyond, recessed open fronted cupboard.

Bedroom Two

Outlook over garden, built in cupboard.

Bedroom Three

Good size third bedroom currently used as an office and has a fitted cupboard.

Bathroom

Bath with shower over, glass shower screen, sink with mixer tap, w.c. and electric towel rail.

Outside: -

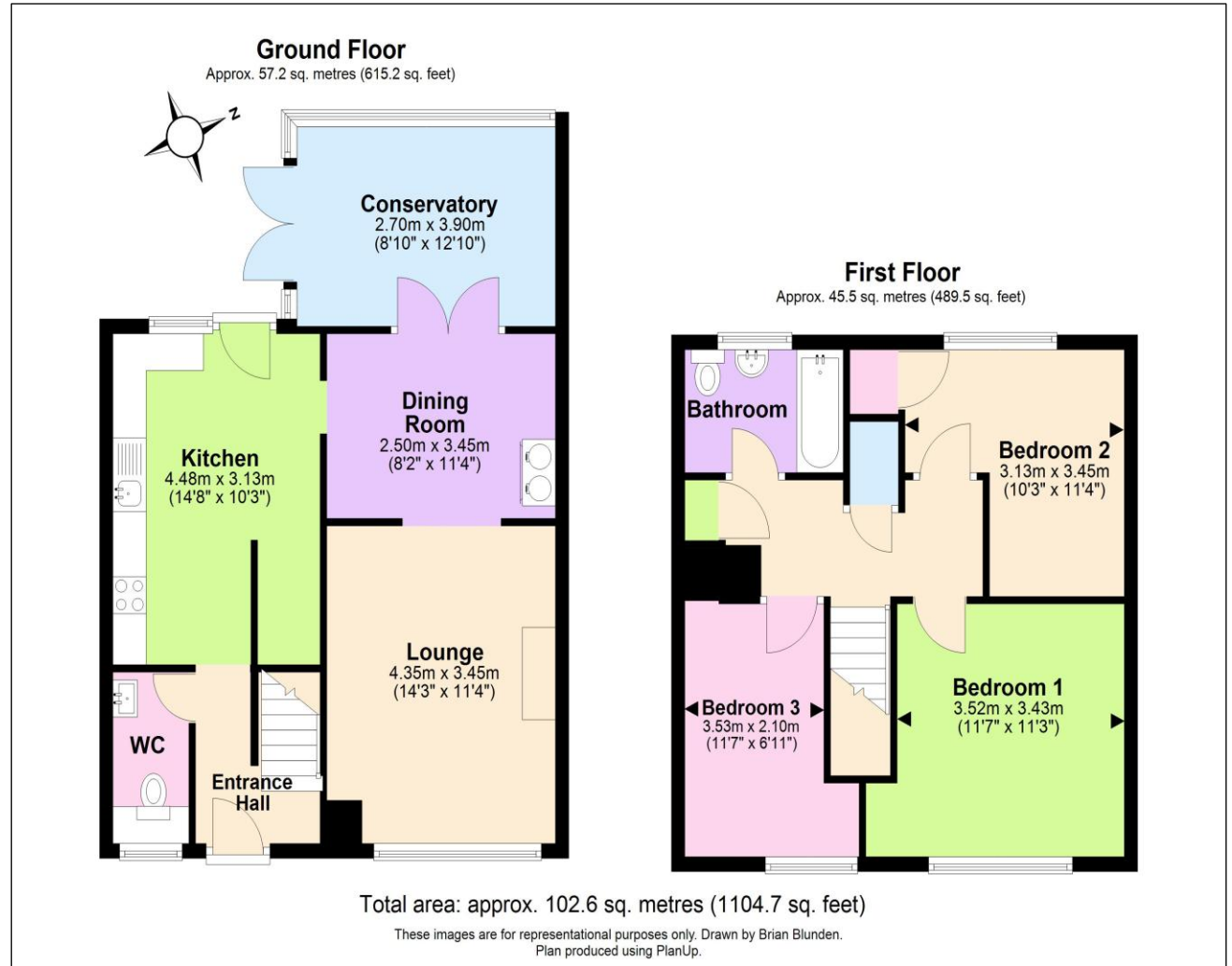
Front Garden

To the front of the property, you'll find a spacious hard standing area offering convenient off-road parking for at least two vehicles. Access to the front door is easy and versatile, with both a set of steps and a gently sloping ramp ideal for pushchairs, wheelchairs, or simply bringing in the shopping. A secure side gate leads to the rear of the home, and there's also a handy external storage cupboard.

Rear Garden

With access from the kitchen, conservatory and side access, there is a lovely mature rear garden comprising of a patio, shed, mature shrubs, a raised patio area covered by a pergola entwined with vines providing respite from the heat of the summer sun.

EPC RATING = E
COUNCIL TAX BAND = D



"We'll make you feel at home..."



Managing Director:
Marcel Hoad

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