



Green Barn


Mill Lane, Itchingfield, West Sussex





BNP PARIBAS GROUP 


A contemporary barn-style home with a clean and modern aesthetic, paddock and river frontage


This thoughtfully designed detached property combines modern design with rural charm, featuring a timber-clad exterior and a sleek black corrugated roof with integrated skylights. The overall aesthetic is clean and minimalist, making it ideal for those seeking a modern, energy-efficient home in a tranquil, semi-rural setting.


**RECEPTION ROOM**


**4 BEDROOMS**


**2 BATHROOMS**


**PRIVATE PARKING**

**5.12 ACRES**

**FREEHOLD**

**RURAL**

**1690 SQ FT**

**GUIDE PRICE
£1,200,000**

The property

Green Barn offers almost 1,700 sq. ft of stylish accommodation with clean, neutral décor, arranged over two floors. The front door opens into a spacious entrance hallway, fitted with a solid panel door flanked by full-height glazed side panels that allow natural light to flood the space. The hallway provides access to the main living area and the staircase to the first floor.

At the heart of the home is a generous open-plan sitting and dining area, ideal for both everyday living and entertaining. This central reception space flows seamlessly into the adjoining kitchen, which is fitted with full-height and overhead cabinetry, integrated appliances, and a central island housing a gas hob. The island also provides additional storage, while the designated dining area sits adjacent to the kitchen, with sliding glazed doors opening directly onto the garden.

From the kitchen, a secondary hallway leads to a utility room and provides access to the electric and

pump room. A cloakroom and a study/bedroom, also accessed from the entrance hallway completes the ground floor.

Upstairs, the landing leads to four bedrooms, one of which can be used as a study, and a centrally located shower room. The principal bedroom is positioned at one end and benefits from an en suite bathroom with a freestanding roll-top bath and a skylight. Full-width sliding glazed doors open onto a private, north-east-facing balcony with elevated views over the surrounding fields and wider landscape. Additional skylights in the study, landing, and shower room further enhance the natural light throughout the upper floor.

The property benefits from a air source heat pump and MVHR system.



Outside

The property is approached via a gated entrance and gravel driveway, which provides a generous parking area at the front. A timber-framed porch shelters the front door, while additional glazed sliding doors open onto a paved terrace with built-in seating, creating a natural extension of the living space. The house is enclosed by post-and-rail fencing, with lawned areas to both the front and rear. The garden is mainly laid to grass and bordered by open countryside, offering far-reaching rural views in all directions. There is direct access from the lane to the Downs Link, giving miles of walks, cycling or horse riding. Adjoining the paddock is the River Arun, giving direct river frontage. The property sits within a wider cluster of barn-style buildings, with a combination of screened and open boundaries separating neighbouring properties.

Location

Green Barn is in the rural parish of Itchingfield, approximately 3.5 miles southwest of Horsham in West Sussex. The property is well positioned for access to Horsham's amenities, which include a range

of shops, supermarkets, cafés, restaurants and leisure facilities. The surrounding countryside offers walking, cycling and riding routes, with nearby access to the South Downs National Park and local nature reserves. Horsham station provides regular services to London Victoria, with a journey time of approximately 55 minutes. The A24 is within easy reach, offering road links to the M23 and M25, while Gatwick Airport lies around 20 miles to the north.



Distances

- Slinfold 2.5 miles
- Broadbridge Heath 2 miles
- Horsham 3.5 miles
- Billingshurst 6 miles

Nearby Stations

- Christ's Hospital
- Horsham
- Billingshurst

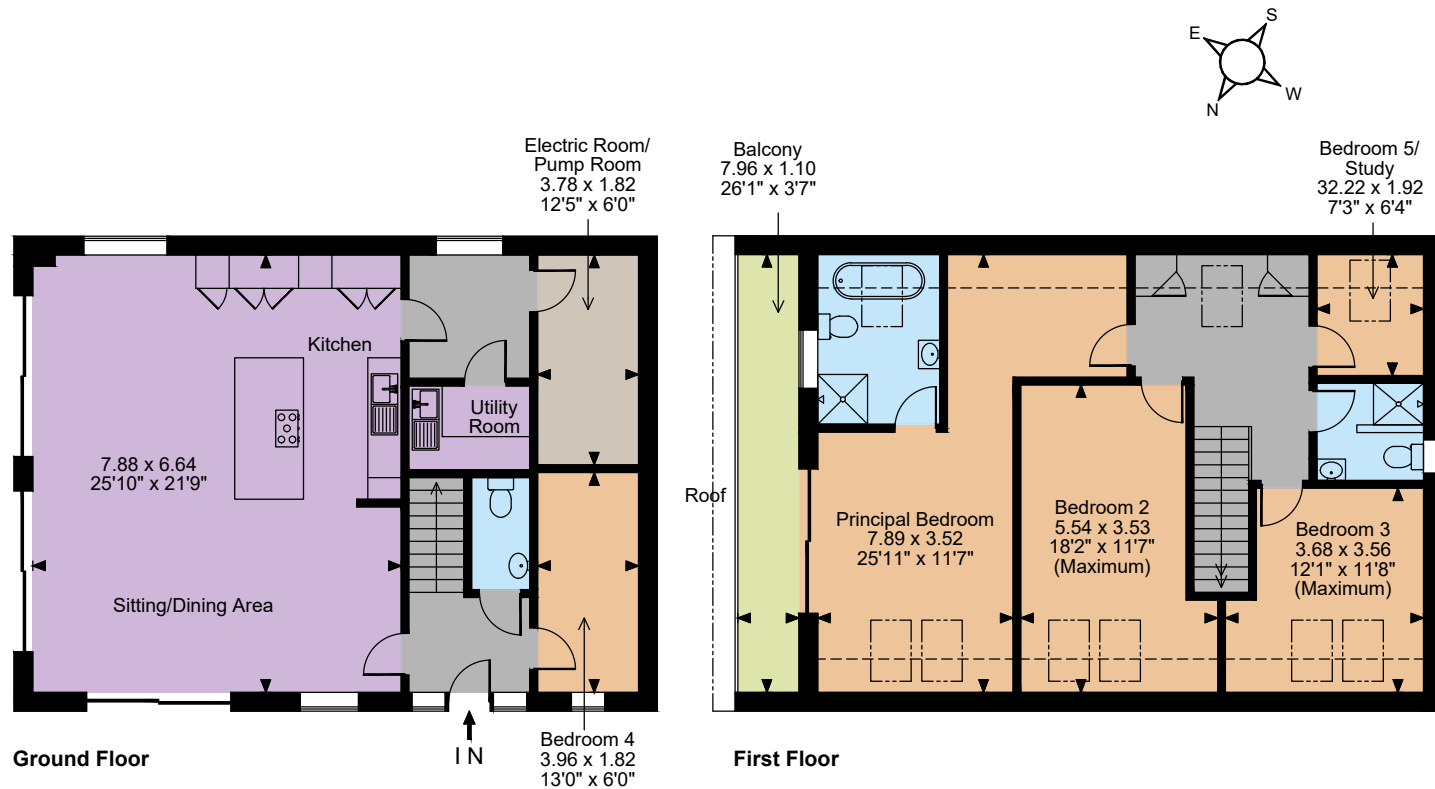
Key Locations

- Warnham Local Nature Reserve
- The Downs Link
- Leonardslee Lakes & Gardens
- Rookwood Golf Centre
- Slinfold Golf & Country Club

Nearby Schools

- Farlington
- Christ's Hospital
- Pennthorpe
- Barns Green Primary School
- Slinfold CofE Primary School and Pre School





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Floorplans

Internal area 1,690 sq ft (157 sq m)

Balcony external area = 93 sq ft (9 sq m)

For identification purposes only.

Directions

RH13 ONP

what3words: ///call.tribes.flight

General

Local Authority: Horsham District Council

tel: 01403 215100

Services: Mains electricity, air source heat pump and MVHR system. Private drainage (compliant with current regulations).

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

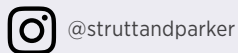
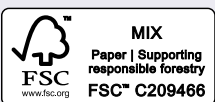
EPC Rating: B

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