2 Motto Cottages

Sandhills Road, Barns Green, Horsham, West Sussex, RH13 0PU

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Alex Harvey
A passion for property

2 Motto Cottages

A beautifully presented, three-bedroom semi-detached period cottage, situated on a mature plot with a south-west facing rear garden with an outbuilding, and garage en-bloc. Conveniently located in the heart of Barns Green, close to local amenities and just a short drive to the mainline railway station at Christs Hospital.

- THREE DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- SOUTH-WEST FACING REAR GARDEN
- GARAGE EN-BLOC AND OUTBUILDING
- CONVENIENT VILLAGE LOCATION

This fabulously located cottage offers versatile accommodation arranged over three floors, with a beautifully landscaped 90ft rear garden.

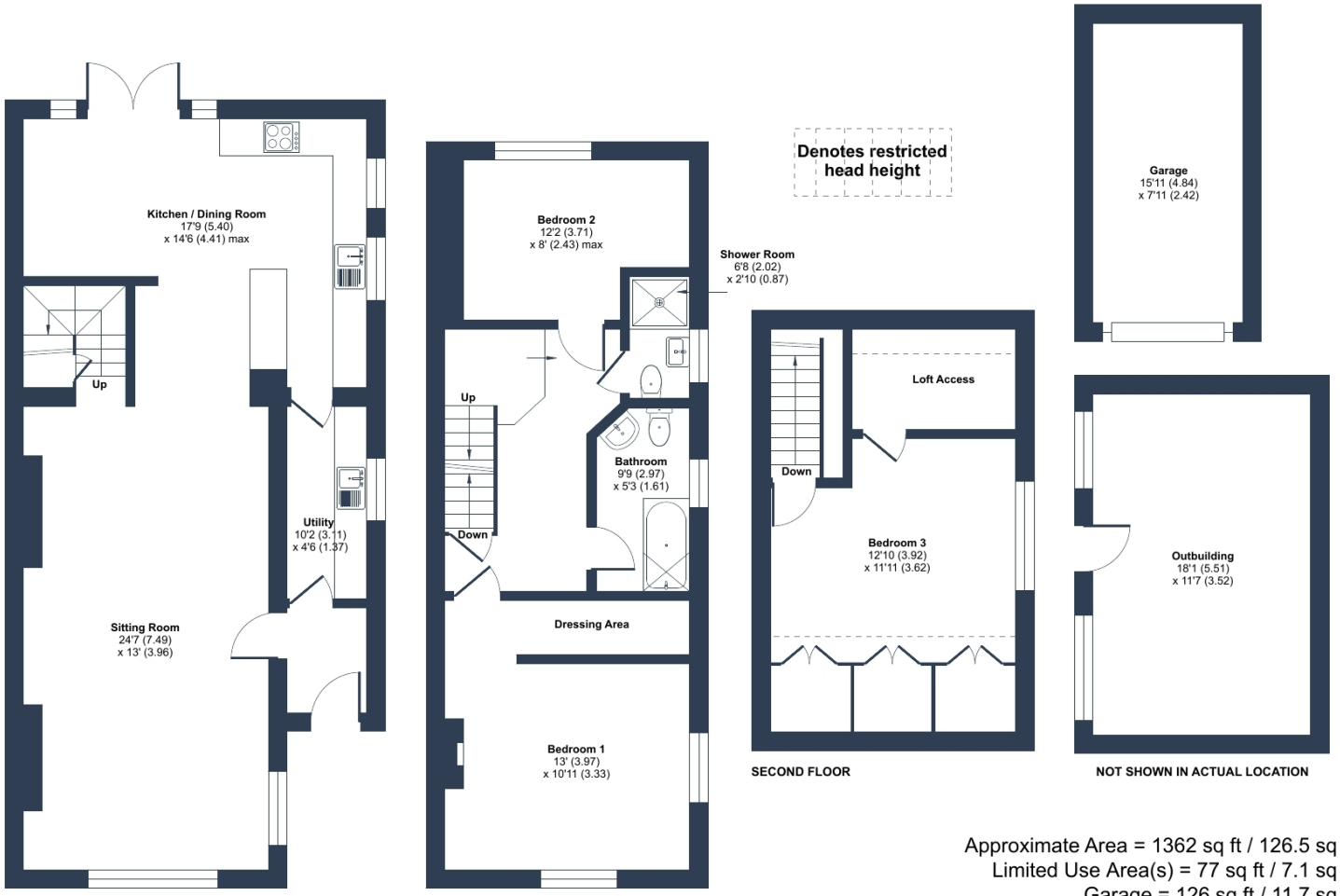
The welcoming porch leads into the ground floor accommodation consisting of sitting room, kitchen/dining room and utility room. The dual aspect sitting room is a generous space with practical yet stylish wood-effect flooring and feature fireplace with a wood burner, stone hearth and wood mantel. The dual aspect kitchen/dining room is a real highlight of this home with plenty of natural light and a continuation of the wood-effect flooring. The kitchen is fitted with a variety of modern units with stone-effect worktops including a breakfast bar. Appliances include an electric oven, induction hob with extractor over and an integrated dishwasher. The attached utility room offers space with plumbing for a washing machine and further space for a fridge/freezer.

The winding stairwell leads to the part-galleried, first-flooring landing with access to two double bedrooms, shower room and bathroom. Bedroom one benefits from being dual-aspect and has a gorgeous, decorative fireplace. The modern bathroom has been fitted with a white suite comprising panelled bath with shower over, toilet, basin unit with storage under and finished with white tiling. The stairwell continues to the second floor where there is a third double bedroom with exposed beams and built-in storage.

OUTSIDE

The property is approached via a gated footpath with a side gate leading to the rear garden. The landscaped, south-east facing rear garden that is around 90ft in length. There is an area of lawn, borders with mature planting and a generous patio area which is perfect for alfresco dining and entertaining. There is a 18'1 x 11'7 outbuilding with power and lighting that is used as a home office/gym by the current owner. The en-bloc, single garage is found at the end of the garden and is accessed via Two Mile Ash road.

Barns Green is a village in the Horsham district of West Sussex. The village offers a variety of activities and has an active community. There is a village store with post office, public house, social club and sports facilities including cricket, tennis, football, rugby and stoolball. Billingshurst, with a mainline railway station, is around 5 miles away and for more shopping and leisure facilities, Horsham is less than 6 miles away.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1494640

Approximate Area = 1362 sq ft / 126.5 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Garage = 126 sq ft / 11.7 sq m
Outbuilding = 209 sq ft / 19.4 sq m
Total = 1774 sq ft / 164.7 sq m
For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services
Electricity, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band E. EPC-C.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email **alex@alexharveyestateagents.co.uk I www.alexharveyestateagents.co.uk**

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