



See More Online

KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Friday 18th July 2025



**SUNNYCROFT, TWO MILE ASH ROAD, BARNS GREEN,
HORSHAM, RH13 0PX**

At Home Estate And Lettings Agency

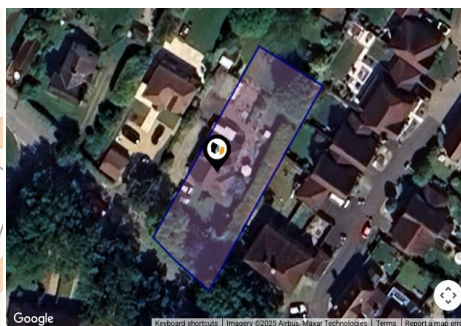
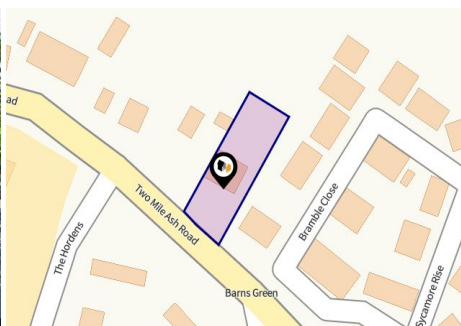
35 Carfax, Horsham, West Sussex, RH12 1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk





Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,614 ft ² / 150 m ²
Plot Area:	0.27 acres
Year Built :	1930-1949
Council Tax :	Band G
Annual Estimate:	£3,869
Title Number:	WSX281367
UPRN:	100062479561

Last Sold Date:	13/11/2019
Last Sold Price:	£575,000
Last Sold £/ft²:	£356
Tenure:	Freehold

Local Area

Local Authority:	Horsham
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

7 mb/s	80 mb/s	1800 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History This Address

Planning records for: *Sunnycroft, Two Mile Ash Road, Barns Green, Horsham, RH13 0PX*

Reference - I/17/94	
Decision:	Decided
Date:	04th July 1994
Description:	Conservatory extension Site: Sunnycroft Two Mile Ash Road Barns Green

Reference - DC/19/0677	
Decision:	Decided
Date:	26th March 2019
Description:	Erection of a two storey detached dwelling with associated car parking and landscaping

Reference - DC/08/1255	
Decision:	Decided
Date:	04th June 2008
Description:	Side conservatory

Reference - Horsham/DC/08/1255	
Decision:	Decided
Date:	04th June 2008
Description:	Side conservatory

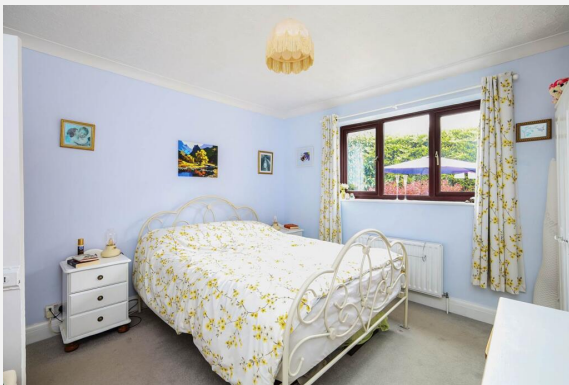
Planning History This Address

Planning records for: *Sunnycroft, Two Mile Ash Road, Barns Green, Horsham, RH13 0PX*

Reference - I/23/90	
Decision:	Decided
Date:	05th July 1990
Description:	Loft conversion with dormers and single storey extension Site: Sunnycroft Two Mile Ash Rd Barns Green

Reference - I/11/03	
Decision:	Decided
Date:	02nd April 2003
Description:	Residential development at minimum of 30 dwellings per hectare(outline Site: Sunnycroft,appletrees,henley & Apelone Two Mile Ash Rd Barns Green



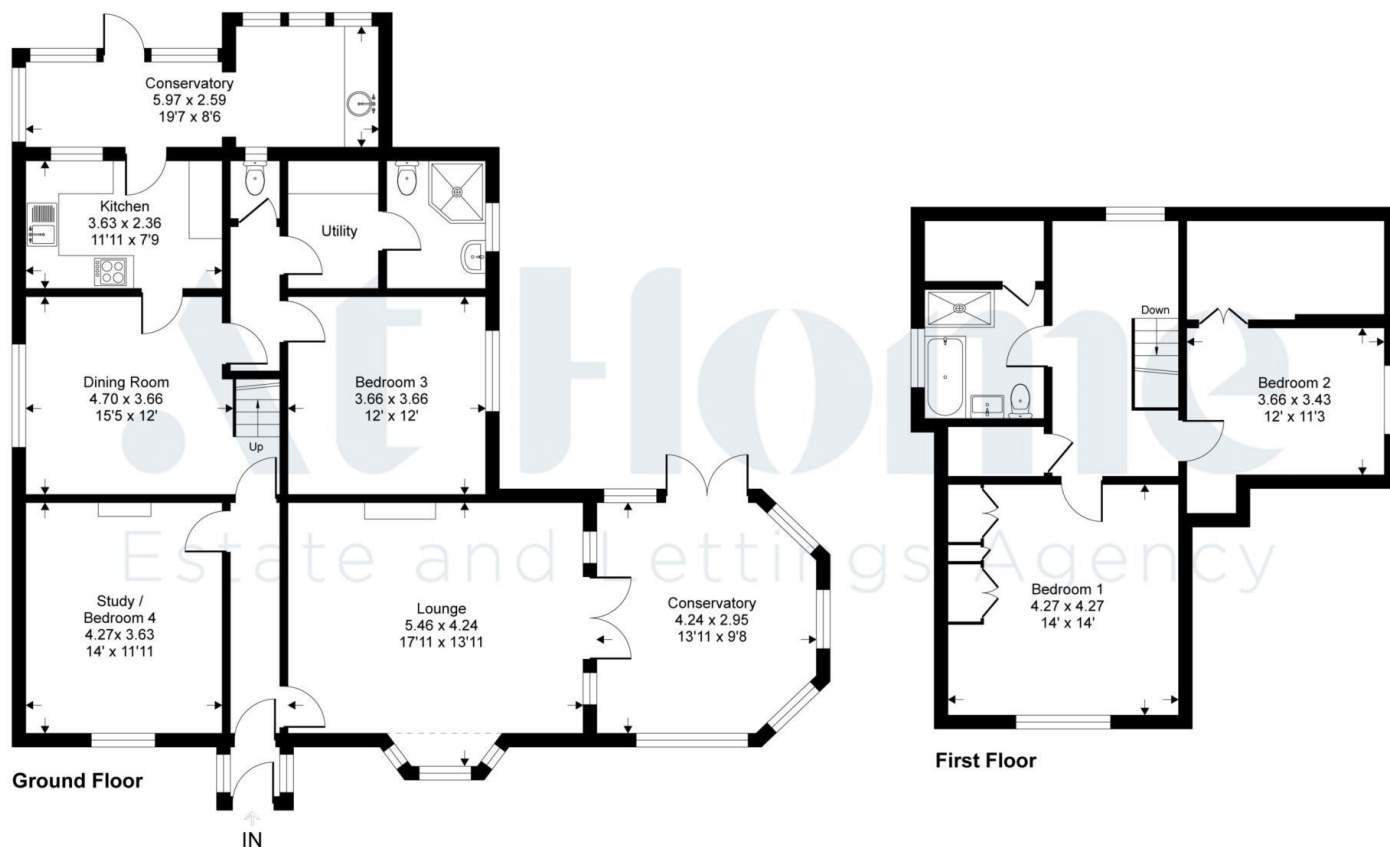




SUNNYCROFT, TWO MILE ASH ROAD, BARNS GREEN, HORSHAM, RH13 0PX

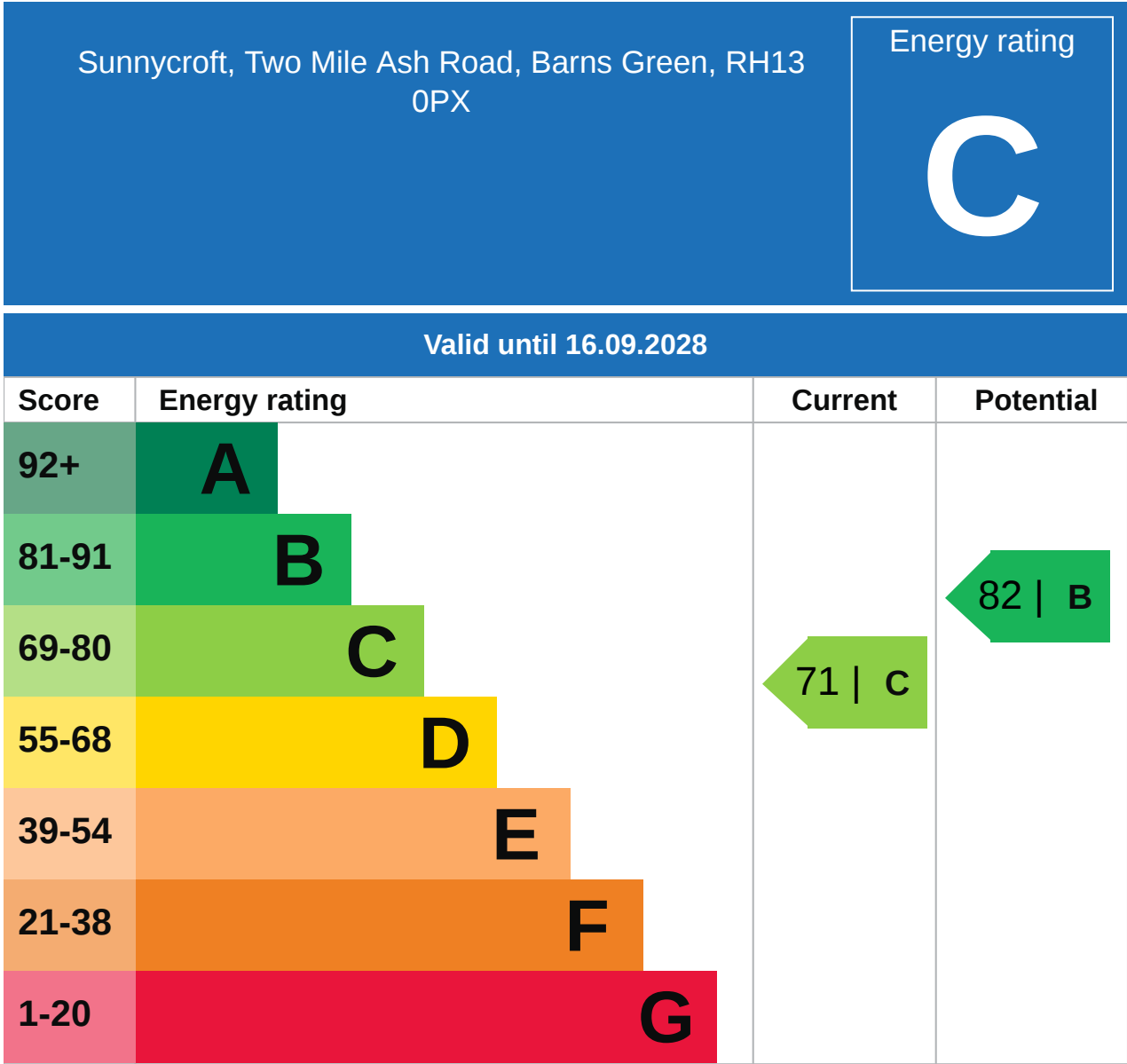
Two Mile Ash Road, RH13

Approximate Gross Internal Area = 176.4 sq m / 1899 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Within Walls. 2025 - Produced for At Home



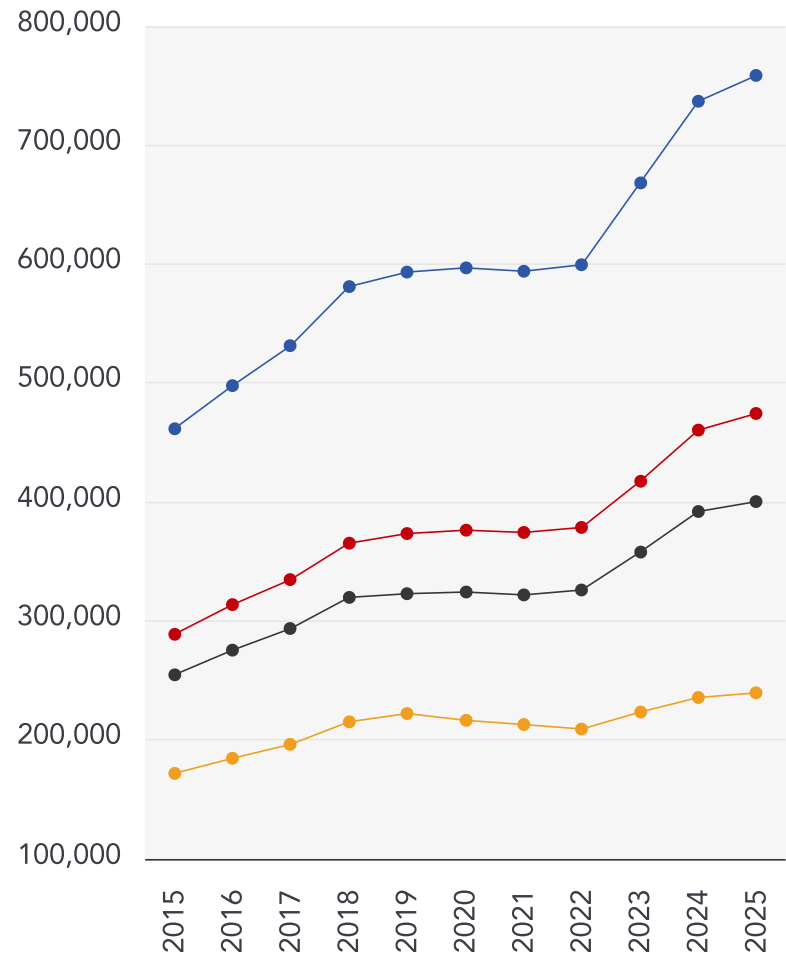
Additional EPC Data

Property Type:	Bungalow
Build Form:	Detached
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	1
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 63% of fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	150 m ²

Market

House Price Statistics

10 Year History of Average House Prices by Property Type in RH13



Detached

+64.34%

Semi-Detached

+64.26%

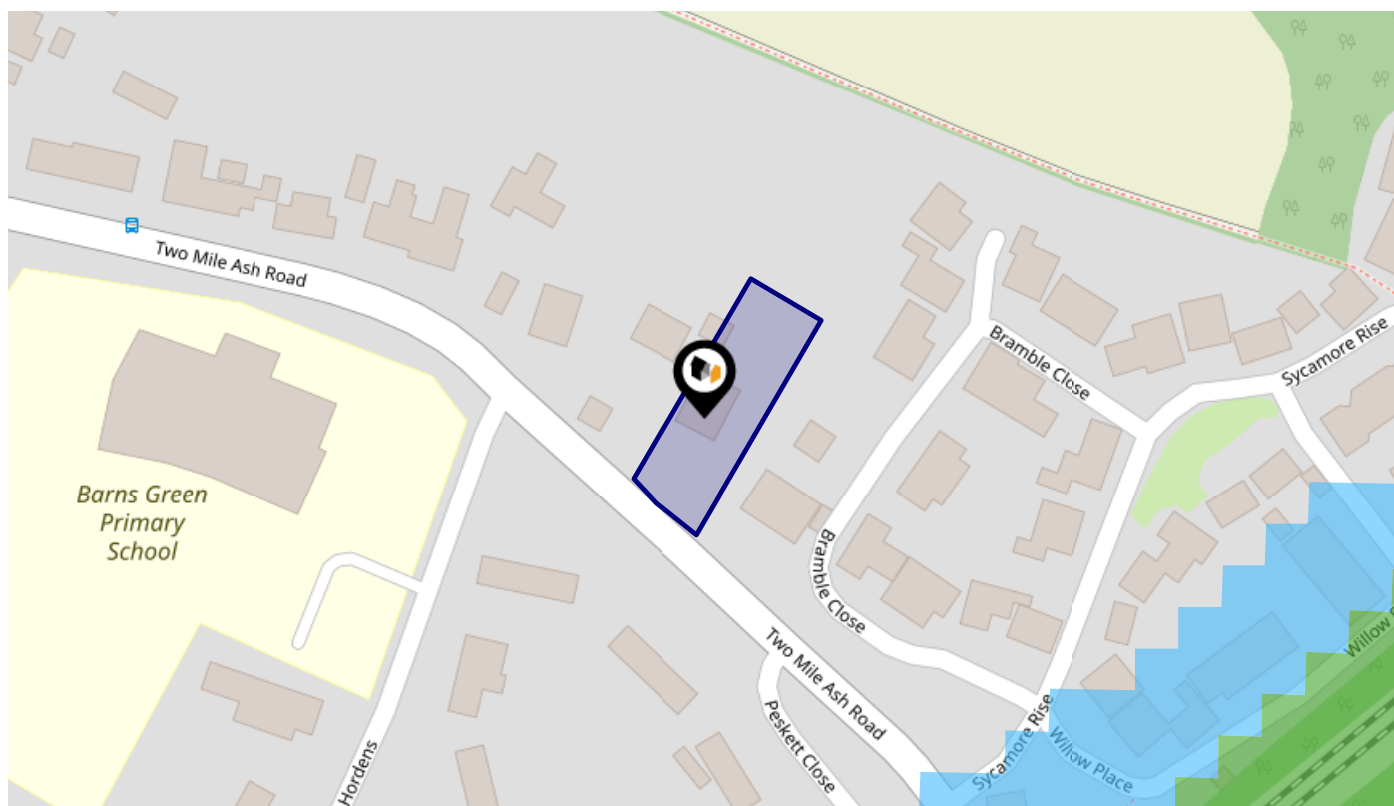
Terraced

+57.16%

Flat

+39.41%

This map displays the noise levels from nearby network rail and HS1 railway routes that affect this property...



Rail Noise Data

This data indicates the level of noise according to the strategic noise mapping of rail sources within areas with a population of at least 100,000 people (agglomerations) and along Network Rail and HS1 traffic routes.

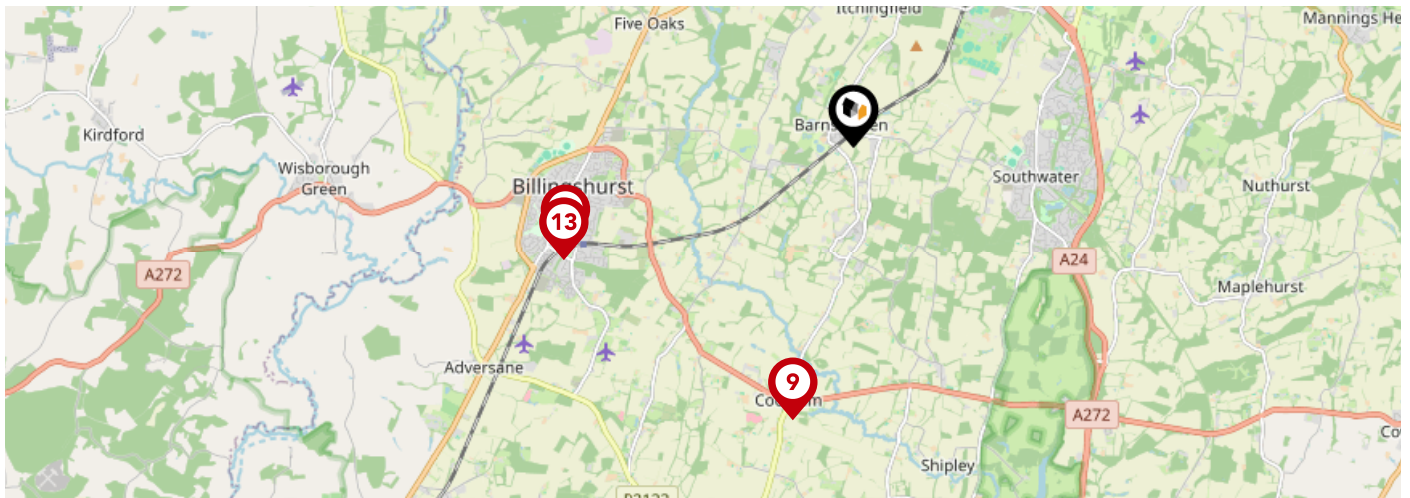
The data indicates the annual average noise levels for the 16-hour period between 0700 - 2300.









Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

5		75.0+ dB	■
4		70.0-74.9 dB	■
3		65.0-69.9 dB	■
2		60.0-64.9 dB	■
1		55.0-59.9 dB	■



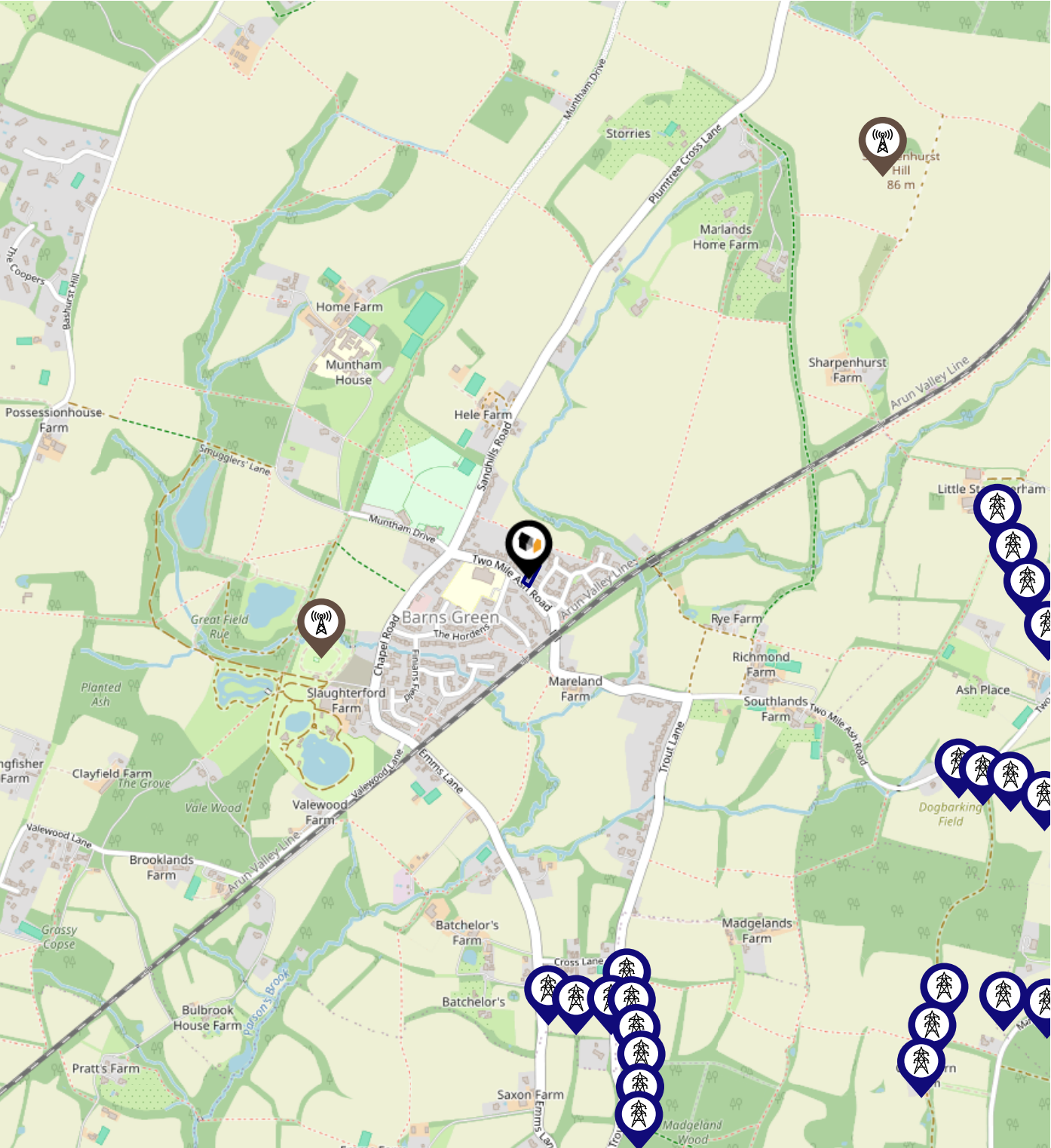
		Nursery	Primary	Secondary	College	Private
1	Barns Green Primary School Ofsted Rating: Requires improvement Pupils: 133 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Muntham House School Ofsted Rating: Good Pupils: 114 Distance:0.41	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Christ's Hospital Ofsted Rating: Not Rated Pupils: 866 Distance:1.51	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Southwater Junior Academy Ofsted Rating: Good Pupils: 436 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Southwater Infant Academy Ofsted Rating: Good Pupils: 281 Distance:1.75	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Apple Orchard School Ofsted Rating: Good Pupils: 18 Distance:1.77	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Castlewood Primary School Ofsted Rating: Good Pupils: 201 Distance:2.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Ingfield Manor School Ofsted Rating: Good Pupils: 69 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
	William Penn School Ofsted Rating: Good Pupils: 91 Distance:2.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Billingshurst Primary Academy Ofsted Rating: Requires improvement Pupils:0 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Slinfold CofE Primary School and Pre School Ofsted Rating: Good Pupils: 128 Distance:2.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Tanbridge House School Ofsted Rating: Outstanding Pupils: 1508 Distance:2.86	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Weald School, The Ofsted Rating: Outstanding Pupils: 1745 Distance:2.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Manor House School Ofsted Rating: Good Pupils: 48 Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Shelley Primary School Ofsted Rating: Good Pupils: 415 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Arunside School, Horsham Ofsted Rating: Good Pupils: 419 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Local Area

Masts & Pylons

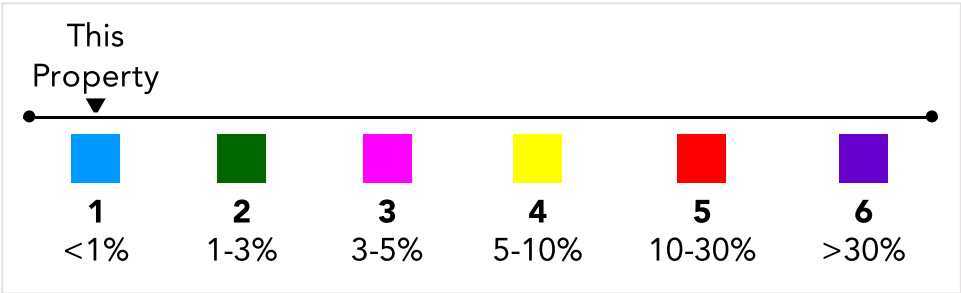
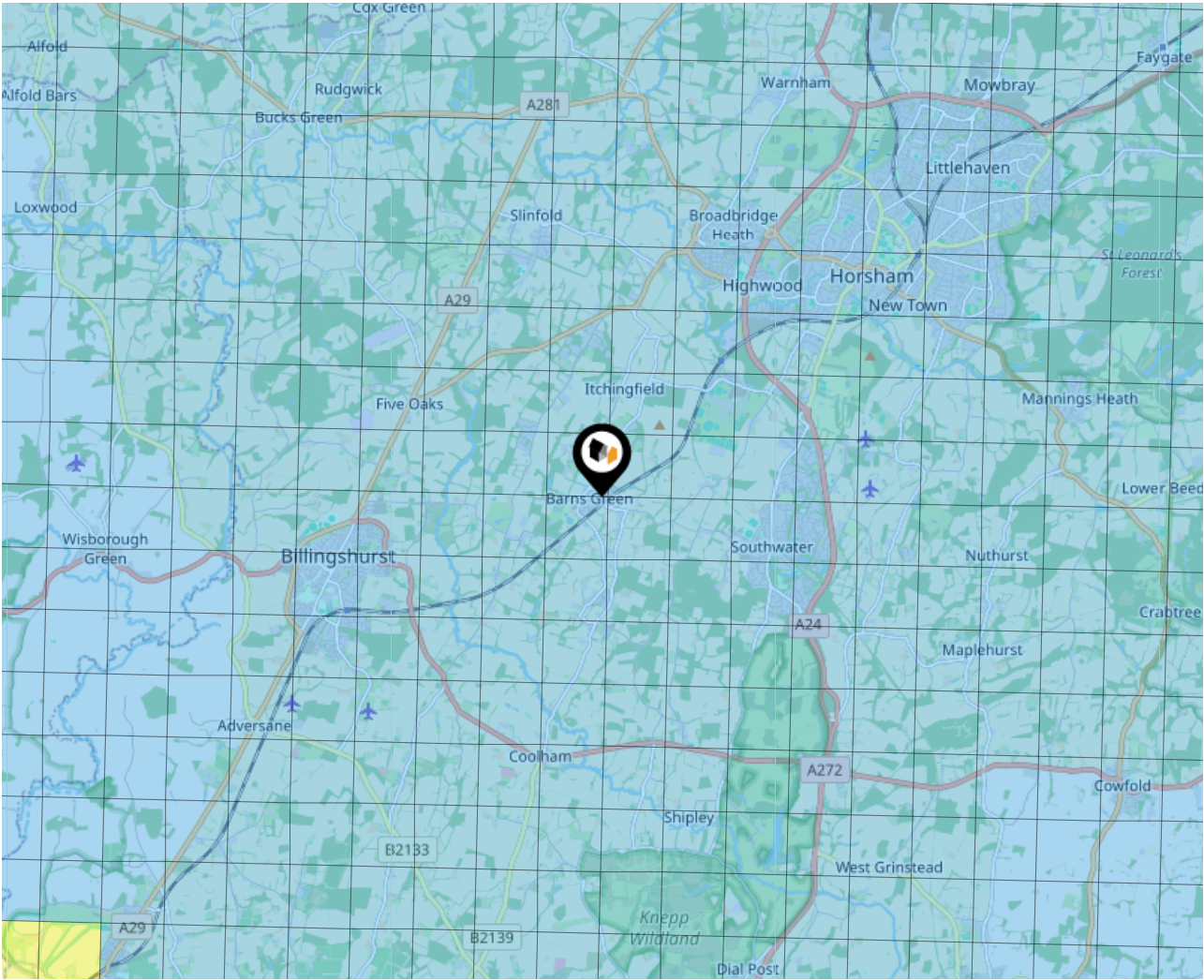


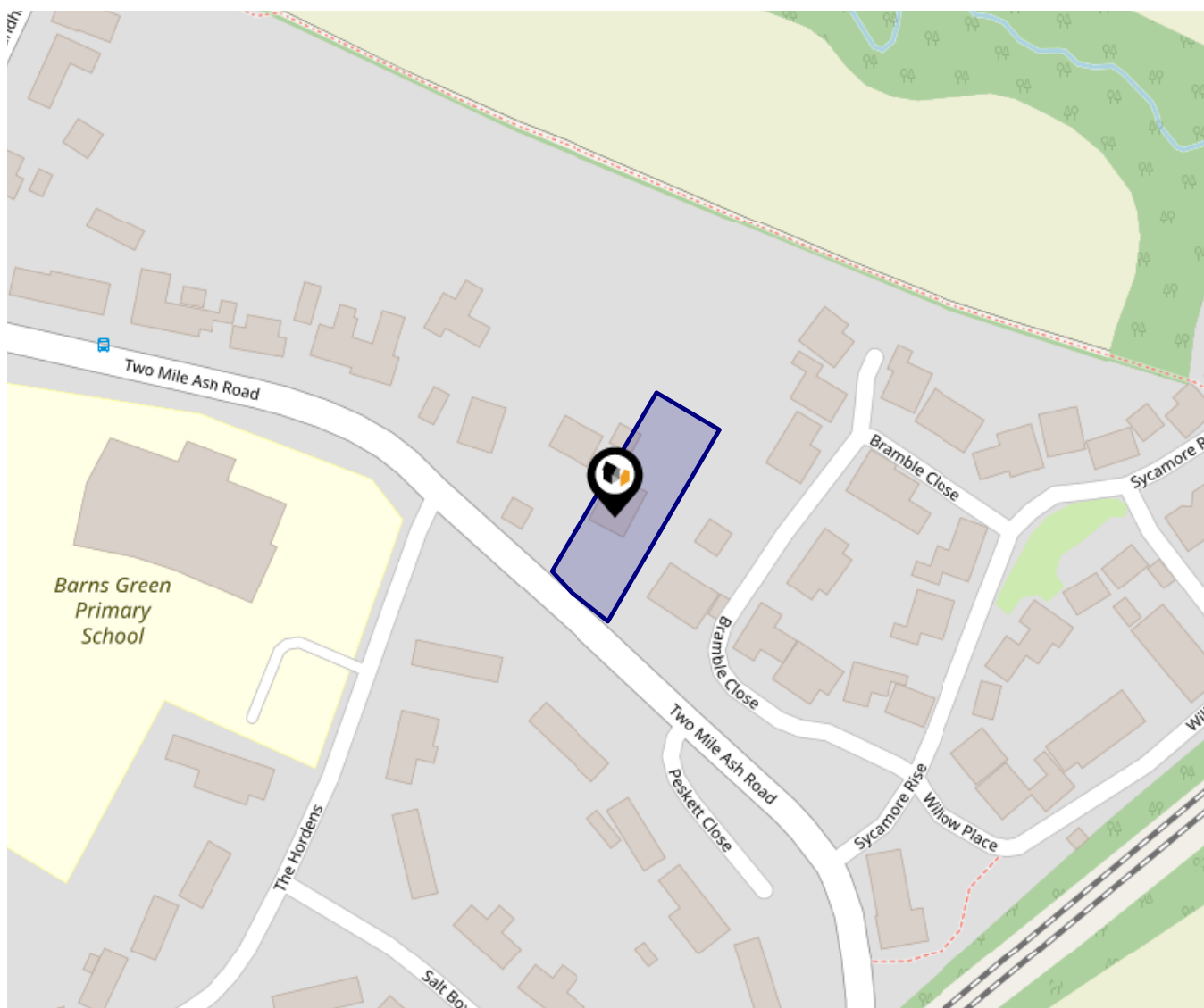
Key:

-  Power Pylons
-  Communication Masts

What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).





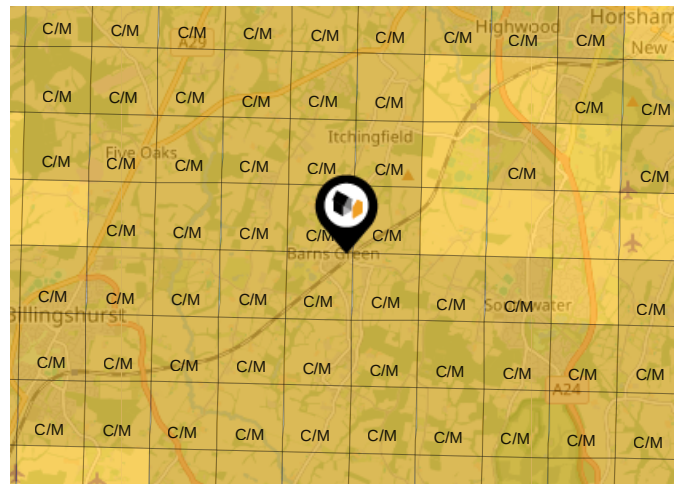
This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	LOW	Soil Texture:	CLAYEY LOAM TO SILTY
Parent Material Grain:	ARGILLACEOUS		LOAM
Soil Group:	MEDIUM(SILTY) TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP

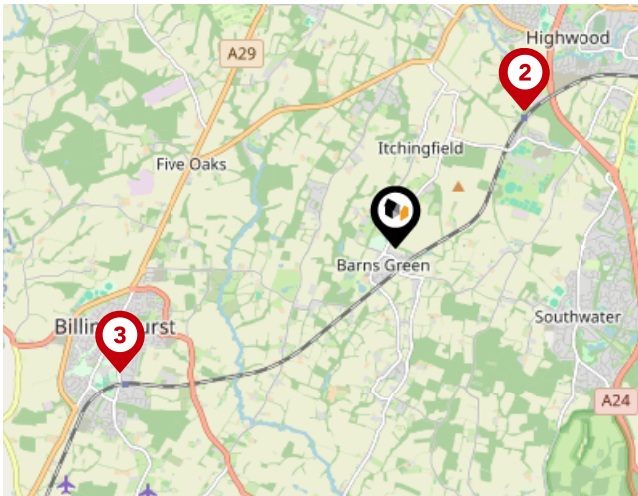


Primary Classifications (Most Common Clay Types)

C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

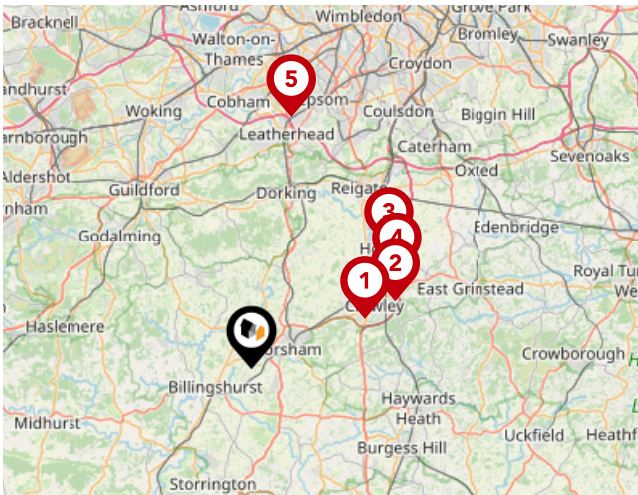
Area

Transport (National)



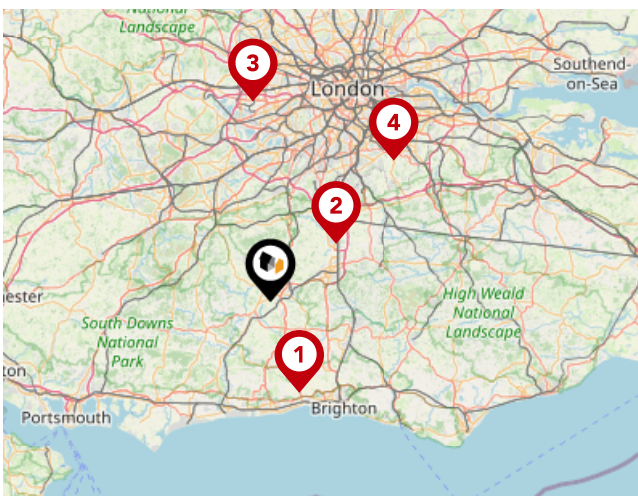
National Rail Stations

Pin	Name	Distance
1	Christs Hospital Rail Station	1.76 miles
2	Christs Hospital Rail Station	1.76 miles
3	Billingshurst Rail Station	2.82 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M23 J11	9.28 miles
2	M23 J10A	11.88 miles
3	M23 J9A	13.57 miles
4	M23 J10	12.92 miles
5	M25 J9	18.99 miles

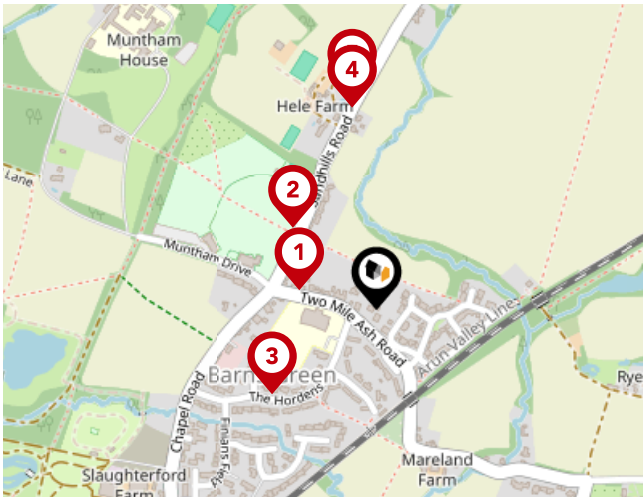


Airports/Helipads

Pin	Name	Distance
1	Shoreham-by-Sea	14.45 miles
2	Gatwick Airport	13.08 miles
3	Heathrow Airport Terminal 4	29.7 miles
4	Leaves Green	27.77 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Parkers Corner	0.09 miles
2	Recreation Ground	0.14 miles
3	The Hordens	0.16 miles
4	Sandhills Road	0.24 miles
5	Sandhills Road	0.26 miles



At Home Estate And Lettings Agency

The estate agency market has moved to buyers being online and so to get the best possible price for your home, you need an estate agency that is specifically geared towards this. However, as it is usually the biggest purchase or sale you'll ever make, you also want a locally based estate agent who can really help support you and remove the stress involved and that's where At Home Estate and Lettings Agency come in.

35 Carfax, Horsham, RH12 1EE

01403 886288

help@athomeestates.co.uk

Testimonial 1



We had a great experience selling with At Home. Paul was super helpful and very knowledgeable about the local housing market. He secured the price for our house that he said he would. We found Nicky brilliant at calling us to keep us informed on how the chain was progressing. They contacted us again following our move to check how everything had gone. We are pleased to recommend this fantastic local business!

Testimonial 2



We could not recommend the At Home team enough, they have been absolutely amazing from the start. Paul was always available day or night for any matter, we also got our mortgage through about mortgages and Paul managed to find us the perfect mortgage. The whole team were always happy to help and were very professional, would highly recommend!

Testimonial 3



Not sure where to even start !! After both buying and selling with Paul and his team I can't praise them enough. Day or night and 7 days if required the team were available. They went way beyond what I expect any other agent would do. No 'silly' question was ever too much hassle. Paul and the rest of the team are a very hands on business and a good example of what other agents can aspire to be. Thank you all so much.

Testimonial 4



We had first class proactive service from Paul, Alex and the team, who kept on top of the process of moving from beginning to end, made the effort to manage the details and made sure we were happy every step of the way. Completely exemplary service, and we would recommend - great job!



/athomeestateagency



/HOMEeagents



/-home-estate-agency-and-lettings-ltd

Important - Please Read

These particulars do not constitute any part of an offer or contract. All statements in these details are made without liability on the part of At Home Estate And Lettings Agency or the seller.

They should not be relied upon as a statement or representation of fact and, although believed to be correct, are not guaranteed and form no part of an offer or contract. Any intending buyers must satisfy themselves as to their correctness.

Please note that all appliances and heating systems are not tested by At Home Estate And Lettings Agency and therefore no warranties can be given as to their good working order.

At Home Estate And Lettings Agency Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

Powered by



Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



At Home Estate And Lettings Agency

35 Carfax, Horsham, West Sussex, RH12

1EE

01403 886288

Alex.Bethell@athomeestates.co.uk

www.athomeestates.co.uk



