

*It's all in the details...*



## 1 The Old Fig Garden

Bishops Close, Tarring, Worthing, West Sussex, BN14 7JS

£632,000

- Detached 3 bedroom house
- Built within the grounds of the Old Fig Garden
- Highly attractive walled west-facing garden
- Additional fig garden
- Courtyard and garage parking
- Spacious double aspect lounge/dining room with French doors to the patio
- Country kitchen
- Modern shower room
- Additional bathroom with roll top bath

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## **Step Inside**

This detached residence sits within the original grounds of the Ancient Fig Gardens of Tarring. Thought to be largest ever fig orchard planted in Britain, the majority of the trees date back to 1745 and the property comes with a second garden populated with some of these historic trees.

Sitting back from a modern cul de sac behind the high bungaroosh walls of a considerable courtyard, the residence offers flexible family accommodation. Unfolding from a central hallway the ground floor includes a spacious lounge/dining room with a focal point fireplace and double aspect fully glazed doors to a wrap-around patio. A tasteful colour scheme complements the engineered wood floor and the generous dimensions provide a notable place for everyone to spend time together. A large country kitchen is full fitted with solid wood cabinets, integrated tower ovens and a gas hob. Benefiting from ample space for additional freestanding appliances has an adjoining utility room and further access to the garden.

The tasteful presentation continues in two excellently sized bedrooms and the ground floor is completed by a cloakroom/WC and a modern shower room with a glass framed waterfall shower. Upstairs a beautifully light and bright main bedroom sits across the landing from a charming bathroom with a heritage suite that includes a traditional roll top bath with claw feet.

## **Step Outside**

The glazed doors of the lounge/dining room connect to a wonderful walled west-facing garden that adds a picture perfect backdrop. A paved patio extends around house providing an ideal opportunity for al fresco meals and whilst the high bungaroosh walls retain an immense degree of character, impeccably planted flowerbeds are fully stocked with perennial shrubs and feature trees that include a magnificent fig tree. A brick built shed provides handy external storage and the property also has a substantial private second garden with further established fig trees.

At the front of the house the shared gravel driveway provides off-road parking for several vehicles and the freehold title also includes a garage that sits adjoining a neighbouring property.

## **In your local area**

With its pretty period cottages and popular inns Tarring is one of the oldest village areas in Worthing. Conveniently situated only a short stroll from the Thomas A Becket Infant and Junior Schools, and therefore in the catchment for both, this detached house is perfectly placed for some of the most highly regarded schools locally.

The playgrounds and tennis courts of Tarring Park are merely a short stroll from Bishops Close and a row of local shops includes a Flour Pot Bakery, chemist and dry cleaners. Home to a number of beautiful listed buildings, including the Grade II\* listed 13th Century St Andrews Parish Church, Tarring village also has three noteworthy local pubs, the George & Dragon, The Parsonage and The Vine all of which are popular for their food and gardens.

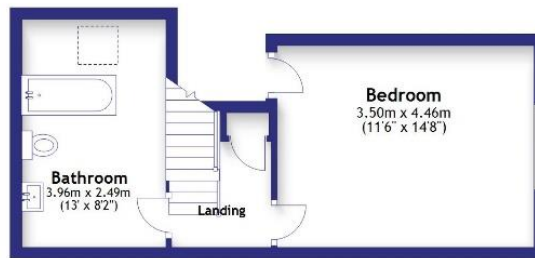
Worthing Leisure Centre is approx a mile and a half and Worthing town centre has plenty of high street and independent shops, bars and restaurants, along with supermarkets such as Waitrose and Marks & Spencer. Offington Lane gives easy access to the A27 and West Worthing mainline station is only half a mile away.



**Ground Floor**  
Approx. 100.4 sq. metres (1081.1 sq. feet)



**First Floor**  
Approx. 30.0 sq. metres (323.1 sq. feet)



Total area: approx. 130.5 sq. metres (1404.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Additional Information**

**Tenure:** Freehold

**Council Tax:** Adur & Worthing Band F

**Disclaimer**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own Investigations into the working order of these items. All measurements are approximate and photographs provided for guidance only. The mention of any appliances, apparatus, fixtures, fittings, or services within these particulars does not necessarily mean they are included within the sale.

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