



Newdenne House, Church Street, Warnham, RH12 3QP

Personally designed by an architect for his own family, situated in a secluded plot approaching half an acre, in the heart of the village.



- ▶ FIVE DOUBLE BEDROOMS
- ▶ THREE BATHROOMS
- ▶ SEPARATE UTILITY ROOM
- ▶ 3074 SQFT OF ACCOMMODATION
- ▶ DETACHED DOUBLE GARAGE
- ▶ ADJOINING TWO BED ANNEX
- ▶ TWO SEPARATE KITCHENS
- ▶ GROUND FLOOR CLOAKROOM
- ▶ EXTENSIVE DRIVEWAY PARKING
- ▶ MATURE SECLUDED POSITION

Only three families have lived in Newdenne House since it was personally designed by an architect for his family of 5 children in 1965. Situated in a secluded plot approaching half an acre the property is positioned in the heart of the village. Newdenne House offers a perfect opportunity for larger families to own a versatile house with an adjoining spacious two bedroom annex.

The ground floor comprises an entrance hall, sitting room, dining room and cloakroom. The dining room has double doors leading out into the a bespoke brick and glass conservatory which enjoys panoramic views of the garden. Further accommodation comprises a study, kitchen/breakfast room with garden aspect, a lean to utility room. The annex is linked to the main accommodation but also has its own independent entrance. To the first floor bedroom one has a Juliet balcony and re-fitted shower room. The second bedroom has a range of fitted wardrobe units and also a Juliet balcony enjoying views across the garden. There are three further double bedrooms and a family bathroom.

Outside are mature gardens which are mainly laid to lawn, with a variety of mature shrubs and trees and enjoying a high degree of seclusion and privacy. There is a lovely terraced area just outside the kitchen with a pergola and space for the outside dining table, perfect for those who wish to enjoy alfresco dining.





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APPROX. GROSS INTERNAL FLOOR AREA 3074 SQ FT 285.5 SQ METRES (EXCLUDES GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. 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, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Location

Situated in the highly desirable village of Warnham and on the outskirts of Horsham. The village has a wonderful community atmosphere and benefits from a few shops including the village store and 'famous' butchers. There are also two public houses that both serve excellent home cooked meals. Warnham has it's own railway station and the village is surrounded by open countryside yet has easy access into Horsham Town Centre with its numerous shopping and transport facilities.

Directions

From Horsham centre proceed out of Horsham on the B2237 (Warnham Road). At The Robin Hood roundabout take the 2nd exit into Robin Hood Lane. At the T junction turn right and follow the road towards to the mini roundabout. As you get to the mini roundabout, continue straight on into Church Street. Just before the butchers on the right hand side turn right into the drive and follow it down to the end. The property is then situated just beyond the double gates.

