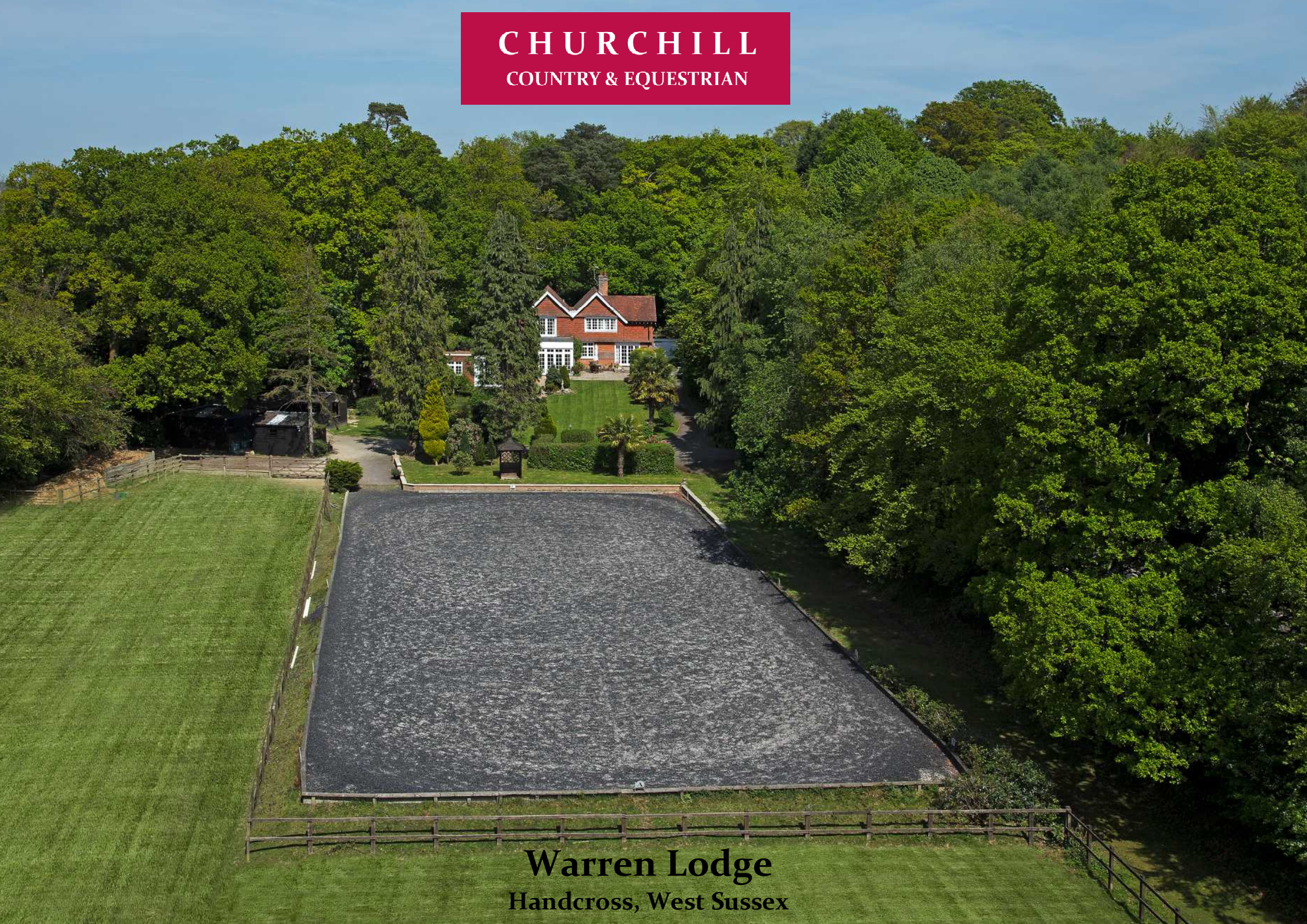


**CHURCHILL**  
COUNTRY & EQUESTRIAN



**Warren Lodge**  
Handcross, West Sussex



**Warren Lodge, Horsham Road, Handcross, West Sussex, RH17 6DX · Guide Price £1,200,000 Freehold, Subject to Contract**

*A beautiful and imposing 5 bedroom detached house with an attached annex which also benefits from fabulous equestrian facilities including 4 stables, an Olympic size school (50m x 20m) and c.3 acres.*



Entrance Hall / Office · Impressive Split Level Living Room

Kitchen / Breakfast Room · Second Living Room / Snug

Master Bedroom with en-suite · Two further Double Bedrooms ·  
Family Bathroom

Self-contained Annex · Living Room · Kitchen · Bedroom with en-suite

4 Stables · Workshop/Hay Store · 50m x 20m Olympic size school · c. 3  
acres of paddocks

Private driveway, electric gates · 2<sup>nd</sup> access to equestrian facilities ·  
Double Garage · Beautiful landscaped gardens



### ***The property***

Warren Lodge is a beautifully presented 5 bedroom house which offers versatile and spacious accommodation throughout. A large entrance hall, which is currently used as a home office, leads through to the adjoining annex which comprises a double aspect living room, kitchen with a range of fitted units and appliances and a double bedroom with en-suite bathroom. The annex benefits from having its own access from outside and therefore it would work well as a separate residence which could generate a good annual income.

The large entrance hall also leads through to the main house which also benefits from a side entrance which is currently used as a boot room / tack room. The impressive, split level living room has a stunning open fireplace and double doors which open out onto the pretty patio area and landscaped gardens. Adjoining the living room is the kitchen / breakfast room which is fitted with a range of country style units and appliances and overlooks the gardens and equestrian facilities. Next to the kitchen there is an additional living room / snug which also has double doors out to the garden.

Upstairs, the master bedroom has built in wardrobes, an en-suite shower room and patio doors leading out onto the roof top which has beautiful views over towards the stables and paddocks. There are also two further good-sized bedrooms upstairs and a family bathroom.

### ***Gardens & grounds***

Outside there is a double garage which offers scope for conversion STP, pretty landscaped gardens with a patio area to the front of the property and it boasts beautiful views towards the equestrian facilities which are impressive and well thought out. There are 4 stables, three 12' x 12' and one 15' x 12', all with rubber matting. In addition, there is a workshop and adjoining store which would work well as a hay barn / tack room / feed room. A short walk from the stables leads to the international sized school (50m x 20m) with a rubber surface. The post and rail paddocks amount to c. 3 acres, are all tree lined and all have water connected. The property benefits from having a separate vehicle access at the far end of the plot which is useful for providing access for horseboxes/trailers. There is a bridleway 200m from the property which provides access to the Hyde Estate which offers extensive off-road hacking.

*Warren Lodge offers the opportunity to live in a secluded position with beautiful views, on the edge of a village, yet it is highly accessible with good access to mainline train services and major road networks. Early viewing is highly recommended to appreciate all the property has to offer.*

### ***Services***

Oil fired central heating, mains water & electric, private drainage, EPC rating F, Council tax band G.









# Warren Lodge Floorplan

