



Kingscote,
 Horsham Road, Warnham, West Sussex, RH12 3RZ
 Guide Price £850,000 Freehold



**COURTNEY
 GREEN**

Estate Agent • Letting Agent • Managing Agent

Kingscote, Dorking Road, Warnham, Nr Horsham, West Sussex. RH12 3RZ

A highly versatile detached family home situated in a highly convenient emi-rural location, approximately three miles to the north of Horsham. The main house comprises an entrance hall, two large separate reception rooms and conservatory, a lovely kitchen/breakfast room with Aga, a separate utility room with an adjacent cloakroom. Upstairs, there are four bedrooms and three bathrooms, two of which are en suite. In addition, there is a potential self-contained "Annexe", which comprises a large double garage with a kitchen/diner on the ground floor with a staircase which leads to two rooms, which could be a living room and bedrooms and a shower room - subject to the necessary consents and permissions being obtainable. In both spaces there are well-designed heating and hot water systems and there are double-glazed windows throughout. The house occupies a decent sized plot which extends to approximately 0.55 acre and viewings are strongly recommended by the vendor's sole agents, Courtney Green.

The accommodation is as follows:-

Covered Entrance Area With light point, step and front door with fanlight window to

Entrance Hall With the staircase rising to the first floor, waxed pine doors lead to the

Sitting Room A lovely triple aspect through room with double glazed windows to the front and side, double glazed doors lead out to the rear, stone fireplace with fitted cast iron stove, log store, numerous wall light points, two radiators, t.v. aerial point, telephone point, coving, further pine door leads to the kitchen.

Conservatory Of glazed construction and enjoying an outlook over the gardens.

Dining Room With two double glazed front aspect window, two radiators, lovely brick and old oak timber fireplace with cast iron stove, two wall light points.

Kitchen/Breakfast Room A Chapplesons kitchen in a farmhouse type scheme with extensive storage cupboards and matching drawers, centre-piece oil fired Aga which also provides hot water for the towel rails in the bathroom. Inset Franke sink unit with mixer tap, drainer, two double glazed windows looking out over the rear garden, breakfast bar area with adjacent t.v. aerial point, built-in fridge/freezer, large pull-out pantry unit to the side, ceramic tiled flooring and partly tiled walls, halogen spot lighting, plinth lighting, extractor fan with inset light, under stairs store cupboard with shelving, coved ceiling, glazed door to the

Utility Room Also with matching Chapplesons eye and base level cupboards with worktop and further inset Franke double sink with mixer tap and double glazed windows above overlooking the rear garden, integrated Neff washing machine and tumble dryer, integrated spot lights, loft area, stable door with glazed spy glass. Programmer for heating and hot water control, utility cupboard housing the pressurised hot water cylinder, oil fired boiler providing heating/hot water, fuse box.

Cloakroom With a close-coupled w.c., wall mounted wash hand basin with mixer tap, tiled floor and tiled splashback, radiator, extractor fan, coving and display niche.

From the Entrance Hall the stairs rise to the **First Floor Landing** In two areas with radiator, coved ceiling and doors to each room.

Principal Bedroom Radiator, t.v. aerial point, coving, Juliette balcony affording an attractive outlook over the gardens. Door to **Ensuite Shower Room** With glazed shower screen, chrome mixer and adjustable shower rail, wall mounted wash hand basin with exposed chrome fittings, w.c. with concealed cistern and display ledge above, fully tiled walls and floor, double glazed rear window, shaver point.

Bedroom 2 Two double glazed front aspect windows, bed recess with wardrobes each side with storage above, vanity type wash hand basin with cupboards beneath, radiator and coving.

Guest Bedroom 3 With front aspect double glazed window, radiator, two double built-in wardrobes with hanging rail and storage above. Door to

Ensuite Bathroom With an opulent inset whirlpool bath with Art Deco bridge mixer tap, independent shower with exposed pipework above, vanity style wash hand basin in tiled ledge with Art Deco taps and large storage area beneath, w.c. to the side, some wooden panelling and some splashback tiling, double glazed front window and Velux skylight window to the rear, radiator, eaves cupboard.

Bedroom 4 With additional hot water tank with linen storage above, double glazed window enjoying an outlook over the rear garden, radiator and coving.

Family Bathroom With a luxurious suite of enclosed air bath with mixer tap and separate shower, vanity unit with inset wash hand basin, w.c. with concealed cistern and storage and display ledge. Double glazed side window, tiled walls, tiled flooring, wood panelled ceiling, hatch to loft area, chrome towel warmer.

POTENTIAL ANNEXE

Double Garage With two up and over doors to the front, double glazed side window, fluorescent strip lights, corner plinth housing the Megaflow pressurised hot water tank for up-stairs, some adjustable shelving.

Potential Self-Contained "Annexe" With partly glazed entrance door to **Kitchen/Diner** With tiled floor and staircase to the first floor, radiator, two rear aspect double glazed windows, base level cupboards and drawers with worktop and inset stainless steel sink with mixer tap, plumbing and space for washing machine, wall hung Beta oil fired boiler providing heating and hot water with adjacent digital programmer, coved ceiling. Staircase rises and turns to the **Studio** With double glazed Velux window to the side, shelving, spot lights, hatch to loft area and door to **Shower Room** Shower with concertina screen and thermostatic shower, w.c. with concealed cistern, pedestal wash hand basin, radiator, shaver point, double glazed Velux window. Door to **Office** With double glazed side window and double glazed Velux window, radiator, spotlights.

OUTSIDE

The total plot extends to about 0.55 of an acre and enjoys a predominantly easterly aspect being mainly laid to lawn with a paved terraced area having a retaining stone wall, steps lead up to the lawn and there is an additional terraced area behind the Annexe with further steps leading back to the lawned area. Old well, outside tap and numerous outside light points. Attractive ornamental pond, The garden is enclosed by a mixture of close boarded fencing, post and rail fencing with trees and bushes on the boundaries to the front, right and rear. Oil storage tank and timber shed. There is parking to the front of the garage and there is the Klargester private drainage system.

Council Tax Band - Band G

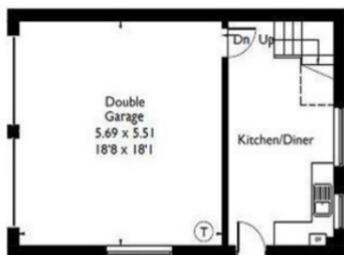
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Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

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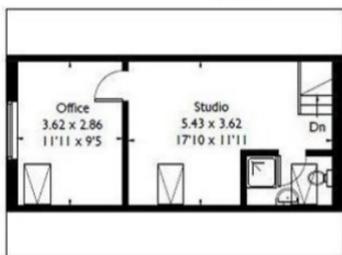
Approximate Gross Internal Area = 164.4 sq m / 1770 sq ft
 Potential Annexe = 79.1 sq m / 851 sq ft
 Total = 243.5 sq m / 2621 sq ft

☐ = Reduced headroom below 1.5m / 5'0"



Potential Annexe Ground Floor

(Not Shown In Actual Location / Orientation)



Potential Annexe First Floor



Ground Floor

First Floor

