



Sawubona, 49 Bell Road  
 Warnham, West Sussex, RH12 3QJ  
 Guide Price £925,000 Freehold



**COURTNEY  
 GREEN**

Estate Agent • Letting Agent • Managing Agent

# Sawubona, 49 Bell Road, Warnham, West Sussex, RH12 3QJ

Courtney Green are delighted to bring to the market this beautifully presented, imposing four/five bedroom detached home, located in the picturesque and popular village of Warnham. This older style property was built in the late 1940's and has since undergone extensive enlargements and renovations, to now present as a substantial family residence, offering versatile and well-thought out accommodation, perfectly suited to modern family life. Highlights include a high specification kitchen/breakfast room with a separate utility room, a large sitting room with feature fireplace and dual French doors to the front garden, a family room with French doors to the rear garden, a double bedroom/formal dining room with French doors to the front garden, and a downstairs shower room making up the ground floor. On the first floor, the principal bedroom has a Juliet balcony, en-suite shower room and is accessed via a walk through wardrobe which is open to the landing. There are two additional double bedrooms, a third large single bedroom, and a spacious family bathroom with separate w.c. Sitting in an approximate 1/4 of an acre plot and backing onto open fields, the gardens both front and rear, are a delight. The large frontage means the property is set back from the road and there is ample parking on the driveway, which also accesses the garage. In the rear garden there are a number of useful rooms, including a summer house, home office/gym, wood store, shed and greenhouse, all with a power supply. The property is double-glazed throughout, with heating and hot water being provided by a gas-fired boiler. Viewings are strongly recommended to appreciate this property's finer details.

**Location:** The property is situated in the sought after Bell Road, in the delightful village of Warnham, close to the Surrey and West Sussex borders and is surrounded by an abundance of open countryside. The village offers a range of services including two highly regarded public houses, a butchers, gym, hairdressers, a village school, cricket green, church, and village shop. There is also a mainline railway station with hourly services to London Victoria. Horsham town centre is approximately three miles away and offers a more comprehensive range of shops from boutiques to major high street names, bars and restaurants including banks, building societies and post office. Horsham has a mainline railway station which connects with the south coast and London Victoria/Bridge. There is also a theatre, cinema and leisure centre, including gym and swimming pool.

The accommodation comprises:

**Entrance Hall** With fitted coir matt, hardwood flooring, stairs rising to the first floor landing, radiator, under stairs storage cupboard, and doors to the sitting room, family room and kitchen.

**Sitting Room** Forming part of the front extension, this spacious, double-aspect room has a feature open fireplace with red brick hearth and Oak shelf above, two radiators, side aspect window with plantation shutters, two French doors opening to the front patio both with full height plantation shutters, media point, integral speakers and alcove.

**Dining Room/Bedroom 5** This versatile room also forms part of the front extension and is currently being used as a bedroom, but would also be suited for use as a formal dining room with access to the kitchen, French doors to the front patio with full height plantation shutters, side aspect window with plantation shutters, radiator and alcove display cabinet with glass shelving.

**Family room** Another versatile space, this additional reception room is wonderfully bright, being triple aspect with French doors to the rear garden and two side aspect windows. There is a continuation of hardwood flooring, media point, radiator, built-in display shelving and downlighting.

**Kitchen/Breakfast Room** A high specification shaker style kitchen comprising a range of eye and base level cabinets and drawers with Corian worktops over, Rangemaster classic deluxe cooker with 2 ovens, a grill, a 5 burner gas hob and an extractor hood above. Stainless steel splashback, Belfast sink with mixer tap over and routed worktop drainers, AEG integrated dishwasher, space for fridge freezer, pantry cupboard, tiled flooring, downlighting, rear aspect window, open to the

**Utility Room** With continuation of shaker style units and Corian worktops, Belfast sink with mixer tap, rear aspect window, space and plumbing washing machine, space for tumble dryer, UPVC stable door to side path.

**Downstairs Shower Room** Comprising an oversized walk-in shower with acrylic wall panels and glass pivot door, hand held shower attachment, rainfall shower head, pull down seat, concealed shower mixer, vanity wash hand basin with mixer tap over and storage below, low level WC with dual flush, heated towel radiator, tiled flooring, obscured side aspect window, downlighting and extractor fan.

From the entrance hall stairs rise to the **First Floor Landing** where there is a skylight window, linen cupboard, a loft hatch accessing the loft space, radiator, and an open archway accessing the walk-through wardrobe for the principal bedroom, with five fitted wardrobes and downlighting.

**Principal Bedroom** A large and bright dual aspect double bedroom with French doors opening to the Juliet balcony, making the most of the countryside views. There is an obscured side aspect window, radiator and door to the

**Ensuite Shower Room** Comprising an oversized walk-in shower with handheld shower attachment, rainfall shower head, Velux window, low level WC with dual flush, pedestal wash hand basin with mixer tap, down lighting, extractor fan and dual heater towel radiators.

**Bedroom 2** A further large and bright double bedroom with dual aspect front and side windows, radiator and large double fitted wardrobe.

**Bedroom 3** A good-sized double bedroom with front aspect window and radiator.

**Bedroom 4** A large single bedroom with front aspect window, double fitted wardrobe and radiator.

**Family Bathroom** A modern bathroom suite comprising an oversized walk-in shower, handheld shower attachment, rainfall shower head, vanity wash hand basin with mixer tap above and storage beneath, enclosed panel bath with waterfall bath mixer tap and hand attachment, tiled niche with glass shelving and inset mirror, airing cupboard housing hot water tank, large store cupboard, downlighting, extractor fan, heated towel radiator and rear aspect window.

## Outside

Sitting in approximately 1/4 of an acre and backing onto open fields, the gardens both front and rear, are a delight. The driveway is accessed via double timber gates and runs to the side of the property, providing parking for up to six cars and accessing the garage, which has an up-and-over door, side door to the garden, stud partition wall, power and lighting. The front garden is mainly laid to lawn with a red brick, low level retaining wall and two steps down to an Indian sandstone paved patio. There is a side footpath with a Red Robin and Portuguese Laurel border hedge, mature planting including Hydrangeas, Roses, Rhododendrons, Camellias, a Holly tree and an Acer tree. To the rear, the wonderfully secluded garden has views across the Sussex countryside and has been a labour of love for the current owners. With an Indian sandstone patio and aluminium pitched roof Pergola adjoining the rear of the house and providing a covered seating area, a landscaped lawn with planted borders, a central orb feature with Roses and Dahlias, timber trellising and archway with climbing roses, a shingled seating area, a raised vegetable patch with rhubarb and a large apple tree.

There are a number of useful garden rooms, most notably the home office, which is insulated and has a double-glazed window, making it an ideal work from home space. There is also a summer house, a wood store, a shed and a greenhouse, all with a power supply.

**Council Tax Band— G**

**Ref: 24/5602/01/05**

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

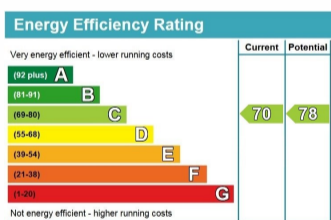
Approximate Gross Internal Area 2288 sq ft – 212 sq m

Ground Floor Area 1062 sq ft – 99 sq m

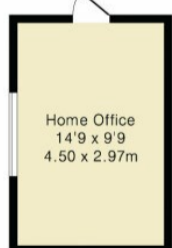
First Floor Area 866 sq ft – 80 sq m

Outbuilding Area 185 sq ft – 17 sq m

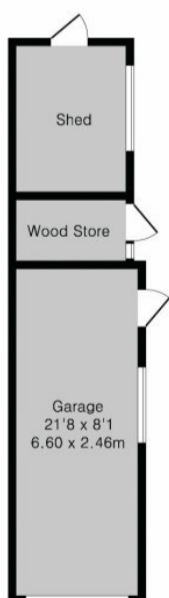
Garage Area 175 sq ft – 16 sq m



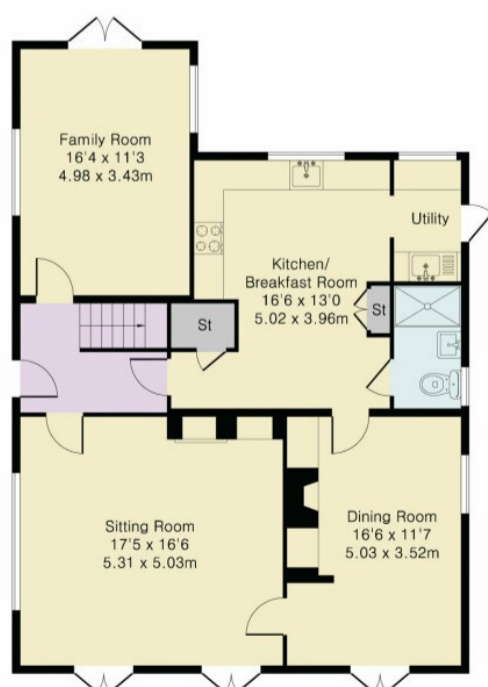
Outbuilding



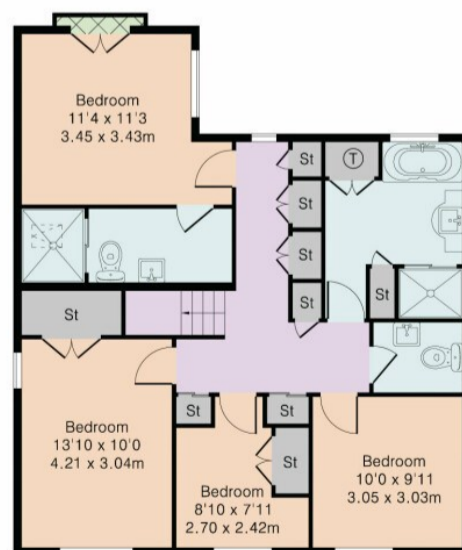
Outbuilding



Garage



Ground Floor



First Floor

