



## Warren Place Bashurst Hill, Itchingfield

Guide Price £1,450,000



# Warren Place Bashurst Hill

Itchingfield, Horsham

An attractive detached property situated in the highly sought after location of Bashurst Hill offering spacious accommodation totalling 3,365 square foot. The property is also located in a semi rural location overlooking farmland and beautiful countryside to the front. The mature gardens give the home approximately  $\frac{3}{4}$ ths of an acre.

This individual home has accommodation including entrance hall with a distinctive oak staircase that beautifully complements the overall aesthetic and character of the property, spacious double aspect sitting room with fireplace with views to the front and rear of the property, play room, snug and utility room . Upstairs, the property continues to impress with three spacious double bedrooms as well as a large forth single bedroom. The principle bedroom benefits from modern ensuite bathroom with bath and separate shower. Bedroom two also has built in wardrobes and ensuite shower room with W.C. There is a further family bathroom.

Externally to the rear of the property, the gardens are mainly laid to lawn with mature trees to the boundary. Directly to the rear of the property is a large patio area perfect for al-fresco dining and to the right of the garden, there is an oil fired heated swimming pool as well as a studio which has been used as an office previously, there is also a further outbuildings giving potential for various uses. The property benefits from solar panels which contributes towards the electricity and also battery storage.



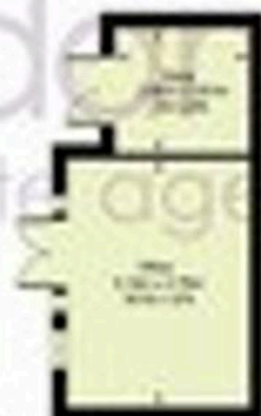




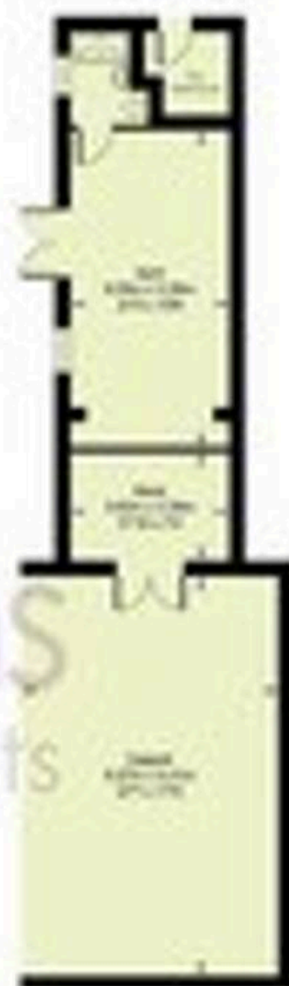
First Floor



Ground Floor



Studio



Outbuilding

## Bashurst Hill

Approximate Area = 2098 sq.ft / 207.2 sq.m

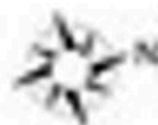
Pool / Studio = 282 sq.ft / 27.1 sq.m

Carport = 472 sq.ft / 43.9 sq.m

Gym / Store = 388 sq.ft / 35.8 sq.m

Total = 3750 sq.ft / 346.9 sq.m

For information only - not a contract







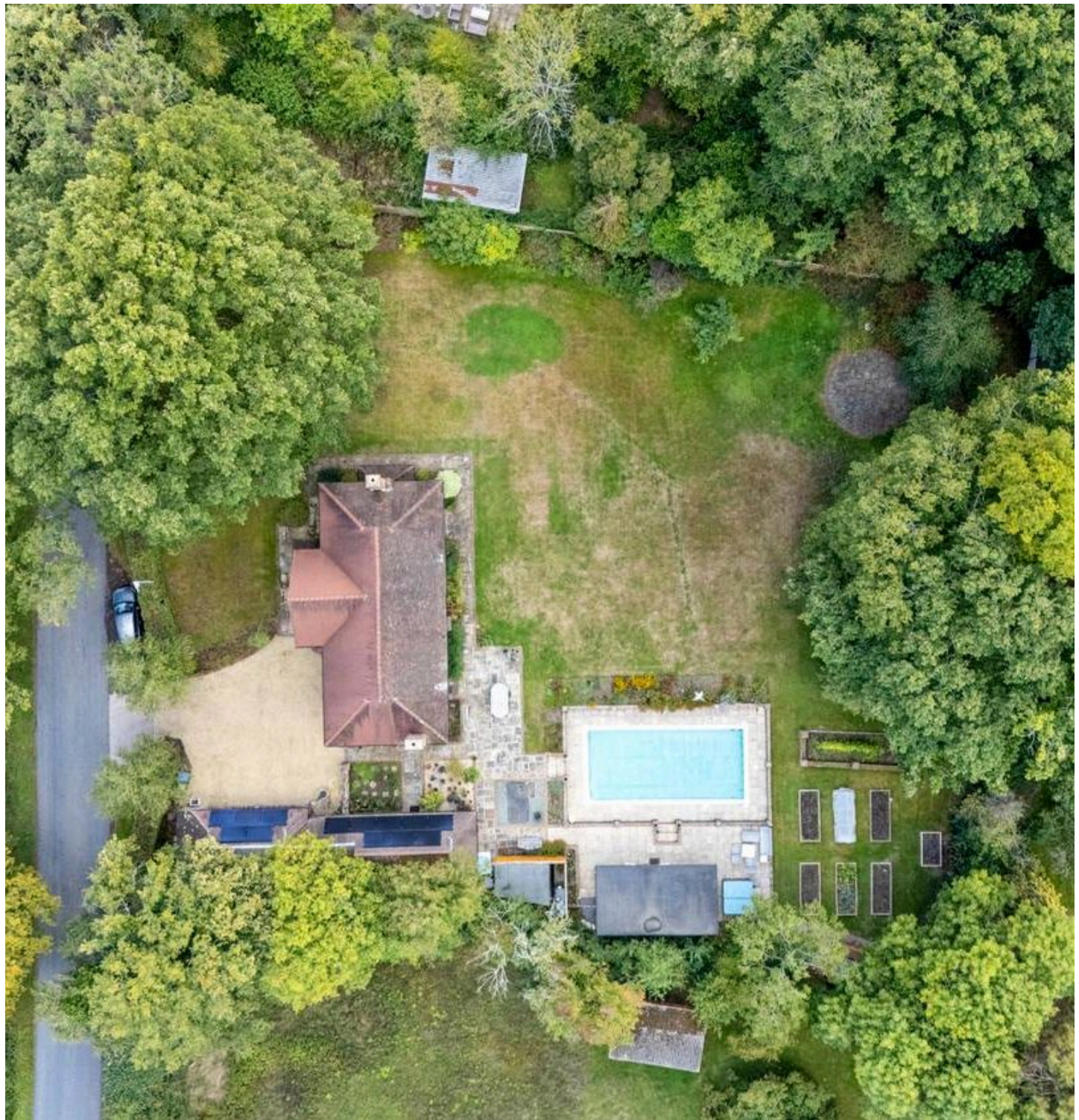






To the front of the property there is a driveway providing parking for several cars approached via the gates at the front of the property. There is also a double car port with attached store and a further outbuilding used as a gym. In conclusion whether unwinding after a long day or entertaining guests, this house effortlessly combines functionality with style. The layout is thoughtfully designed to accommodate modern living with character features, with each room flowing seamlessly into the next, creating a sense of cohesion throughout the property along with great outside entertaining space for any family.

- Council Tax band: G
- Tenure: Freehold
- EPC Energy Efficiency Rating: D
- EPC Environmental Impact Rating: C











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