



Warnham Road , Horsham , RH12 2QS
Guide Price £950,000 Freehold

- Contemporary Styling
- Traditional Charm
- Four Double Bedrooms
- Luxury Ensuite and Family Shower Room
- Garden Aspect Kitchen and Sitting Room
- Landscaped Garden
- Detached Garage
- Resin Bonded Driveway
- Study and Snug
- EPC C
- Viewing Recommended

A Stunning Family Home in One of Horsham's Premier Locations

This beautifully presented detached property combines the charm of early 20th-century architecture with a contemporary redesign, offering an exceptional modern family home.

Situated in one of Horsham's most sought-after areas, this property has been thoughtfully modernised, including the recent addition of an oak framed storm porch, and solar panels, enhancing both its eco-credentials and energy efficiency.

The ground floor boasts spacious and versatile living spaces, ideal for family life and entertaining. The impressive entrance hall leads to a stylish, L-shaped garden aspect kitchen/breakfast area, open plan into the dining room, all flooded with natural light from large windows and thoughtfully designed for modern living.



The generous sitting room features a stunning vaulted extension with skylights and bifold doors, creating a seamless connection to the outdoors. Additional ground floor accommodation includes a convenient cloakroom, versatile study, and snug with feature fireplace.

Upstairs, the home offers four well-proportioned bedrooms, including a superb ensuite bathroom and shower room, both finished to an impeccable standard. Recent improvements have provided a dressing area off bedroom two and the main bedroom now leads directly into the stunning ensuite bathroom, overall, the house now enjoys a perfect flow.

Externally, the property boasts a stunning, professionally landscaped rear garden designed to maximise and zone the space being beautifully maintained and featuring a combination of lush lawns, sleek planting areas, and a charming pond with waterfall feature, creating a serene outdoor retreat.

A stylish pergola and well-placed seating area provide perfect spots for relaxation and entertaining. A surprising level of seclusion for an urban home. The whole garden benefits from subtle lighting.

This outdoor haven is complemented by extensive parking on a resin stone driveway and a detached garage, adding to the practicality of this exceptional family home.

Homes of this calibre are a rare find, blending character and modern living with an eco-conscious touch. Viewing is highly recommended through the vendor's sole agents.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.



Material Facts

Guide Price £950,000

Tenure: Freehold

Council Tax Band: Band G

Horsham District Council

EPC Rating C

Property Type: Detached House

Mains Services: Gas/Electricity/Water/Drainage

Heating Type: Gas Central Heating, boiler to radiators

Broadband information: up to 1600 Mbps available

Fibre to the Property

Mobile Coverage: Good with O2 and Average with other providers based on indoor calls

Parking Type: Detached Garage and Large Driveway

Flood/Erosion Risk:

River and Seas : None

Surface Water : Low Risk







Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO