



**Station Road,  
Warnham, RH12 3SR**

**£450,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**



## Station Road, Warnham, RH12 3SR



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### LOCATION

This beautifully presented semi detached property is located on the outskirts of the sought after village of Warnham. This quintessential English village boasts a village store, butchers, primary school, and two public houses, whilst a 'stones throw' away is the station, which provides links to London. Horsham's busy town centre can be found just 2 miles south of the village offering a wide variety of national chain and independent shopping facilities, including John Lewis at Home store and large Waitrose, along with a vibrant restaurant and cafe culture.

### PROPERTY

The front door opens into a Hall, which provides the ideal space to remove your shoes before stepping into the house. The open plan, double aspect Living/Dining Room, is a particular feature of the property, measuring 24'11 x 12'2 with fantastic views to the front, and plenty of space to relax or entertain friends and family. The 10'4 x 8'7 Kitchen, is beautifully presented with an attractive range of floor and wall mounted units and doors opening to the Bathroom and Utility Room, which is a fantastic extra space for additional appliances. Completing the Ground Floor accommodation is the

Bathroom Room which has a white suite and a separate shower cubicle. To the First Floor, you will find three Bedrooms, with one currently used as a home office, and the other two being large doubles. The largest Bedroom boasts built in wardrobes, and far reaching views over farmland. We believe this property offers excellent potential to convert the loft (stpp), like a number of neighbouring properties.

### OUTSIDE

To the front of this attractive cottage is an established garden, partially shielded by a fence and a well kept border. Gated side access takes you through to the large Rear Garden, which measures approximately 80ft in length, and is divided into a number of areas, with a patio perfect for barbecues in the summer months, surrounded by high level shrubs, offering fantastic privacy. Following the garden path, you will find yourself in an area of lawn with mature borders, which provides the ideal space for children to play, or for keen gardeners to make the most of. At the bottom of the garden is a driveway with an off street parking space which is accessed to the rear of the house.







#### Buses

15 mins walk



#### Shops

Warnham Village  
Store - 0.8 miles



#### Trains

Warnham – 2 mins walk  
Horsham – 2.8 miles



#### Airport

Gatwick  
11.8 miles



#### Roads

M23  
7.4 miles



#### Sport & Leisure

Warnham Gym & Studios  
0.9 miles



#### Rental Income

£1,400



#### Schools

Warnham Primary  
Tanbridge House



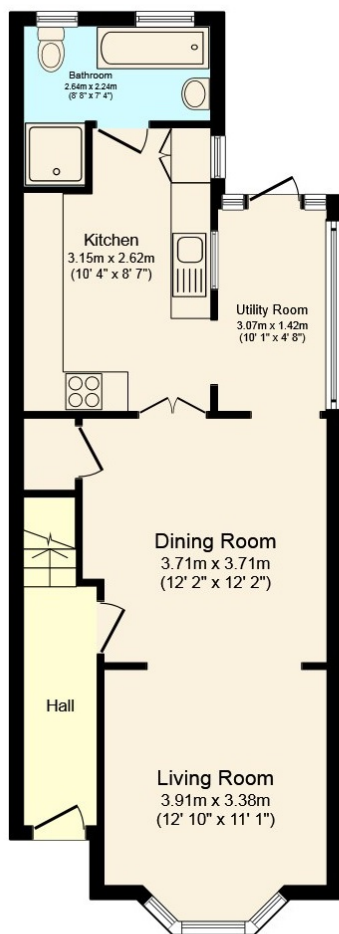
#### Broadband

Up to 67 Mbps

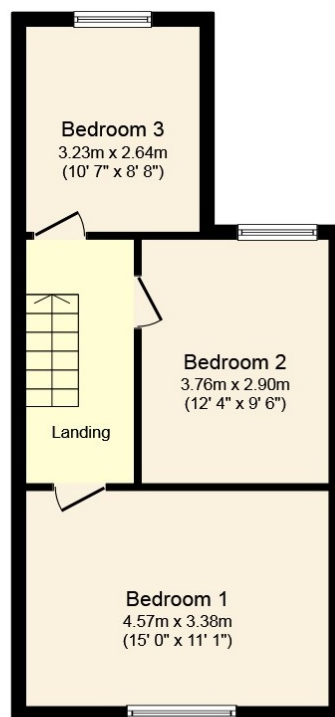


#### Council Tax

Band D



**Ground Floor**



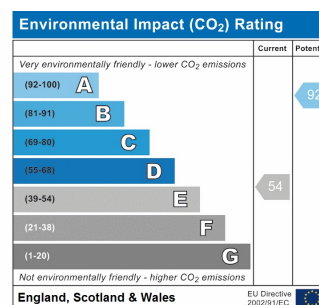
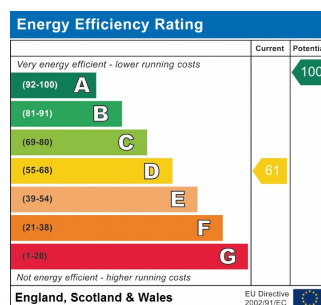
**First Floor**

## Map Location



**Total Approximate Floor Area**  
**1,033 sq ft / 96 sq m**

## EPC Rating



**Viewing arrangements by appointment through Brock Taylor**

**01403 272022**  
**horshamsales@brocktaylor.co.uk**



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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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**2/6 East Street, Horsham, West Sussex, RH12 1HL**

