



**Bognor Road
Broadbridge Heath, RH12 3PT**

£1,050,000

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

Bognor Road, Broadbridge Heath, RH12 3PT



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LOCATION

The property is delightfully positioned at the end of a small private lane, set off Bognor Road, that offers a delightful level of seclusion and privacy to the North West of Horsham. The location offers good access to a number of local villages, including Broadbridge Heath, where there is a large Tesco Extra, but also smaller villages, including Warnham, with its range of local shops and two popular pubs, The Sussex Oak & The Greets, with Rowhook, Kingsfold & Slinfold all a short drive away too. There are a number of schools in the area, that include Warnham C of E & Shelley primary schools, together with Pennthorpe Prep school, Farlington and Bohunt Secondary School. The property is well placed for easy access to Horsham's vibrant market town, with an extensive range of both independent shops and major retailers including John Lewis & Oliver Bonas. The town also boasts an Everyman Cinema, The Capitol Theatre and an extensive range of bars, pubs and restaurants.

ACCOMMODATION

Tenure: Freehold

The property offers very spacious accommodation approached through a generous entrance hall, with excellent potential to further extend the property, or convert the cavernous loft (STPP). The living room is set at the western end of the building, and boasts a treble aspect, with far-reaching views over open fields and a feature fireplace with log burner. The adjacent kitchen/dining room, is equipped with an extensive range of fitted units, with a

large central island and ample space for a table and chairs. There is also a separate utility & useful boiler/boot room. The property also offers a separate dining room and useful study, set opposite the kitchen. At the eastern end of the property there is a substantial main bedroom suite, extending to 20'7 (6.27m) x 16'8 (5.07m), with a large en suite bathroom. There are three further bedrooms, with an ideal guest/teenager suite with its own refitted shower room and bedroom, set off a private inner hallway.

OUTSIDE

The property boasts a plot extending to almost 2.5 acres, set at the end of a private lane, with stunning views out across open countryside. To the side of the property is a driveway with off street parking, that leads to an adjacent timber garage/storage building, with the front garden enclosed by a combination of post and rail and picket fencing, with an additional parking area approached through a 5 bar gate. To the rear of the property there is a private patio area, set beside the living room, that leads to an open area of lawn. To the west of the bungalow is a poly tunnel, with frames and a greenhouse, that already produces a healthy crop. To the east of the property there are a series of timber outbuildings, former stables and additional buildings that could be used as home offices, a gym or hobby rooms. To the rear of the property there is a large field that is enclosed by fencing, that runs to the natural boundary of a tree line. The whole outside areas offer excellent scope for a smallholding, self-sufficiency, or to house a pony or horse.





Buses

1.1 miles



Shops

Warnham Store
2.9 miles



Trains

Warnham – 4.7 miles
Horsham – 5.6 miles



Airport

Gatwick
15.1 miles



Roads

M23
10.4 miles



Sport & Leisure

Warnham Gym
2.9 miles



Rental Income

£tbc



Schools

Warnham CofE Primary
Shelley Primary
Bohunt Horsham



Broadband

Up to 67 Mbps



Council Tax

Band G



Map Location



Total Approximate Floor Area
2,337 sq ft / 217 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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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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