



Rose Cottage. 8, Station Road | Warnham | West Sussex | RH12 3SR





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£475,000

A beautifully presented and enlarged Victorian cottage situated on the edge of the sought after village of Warnham, with countryside on the door-step and excellent access to Warnham train station with its regular runs to Horsham, Gatwick and London. The property has been beautifully maintained by the present owners yet still retains much of its original character with many fireplaces and period internal doors. The property is double glazed throughout with quality frames that are of a sash style but maintain the character of the cottage. The property also has oil fired heating to radiators. The kitchen has been extended and is extensively fitted with a range of cottage style units and numerous integrated appliances and to the rear has a vaulted skylight ceiling with a breakfast bar below that makes a beautiful space to enjoy the sun and have a meal. From the kitchen, double doors lead out to the quality conservatory with views over the garden. There is a large open plan lounge/dining room and the ground floor is completed by a utility and bathroom with a quality suite including a ball and claw bath. To the first floor the landing gives access to three bedrooms, all with fireplaces and period style radiators and double glazed sash style windows. There is also a wc and wash basin on the first floor. To the outside, a beautiful rear garden complements the cottage which leads to a quality brick built summerhouse, decked terrace and at its rear is a brick built garage.



Covered Entrance Canopy

Replacement front door with double glazed insert, leading to:

Hall

Stairs to first floor, door to:

Dining Room

Radiator, understairs cupboard, open plan to:

Living Room

Aspect to the front with a bay with double glazed sash style windows, centrepiece recessed wood burner on slate hearth and solid wood mantel, radiator.



Kitchen

Extensively fitted kitchen with cottage style units and hard wood worksurfaces comprising: worksurface with inset enamel sink unit with base cupboards and drawers under, integrated dishwasher, further matching worksurface with base cupboards and drawers beneath, integrated ceramic hob and fitted oven under, stainless steel and glass extractor hood over hob, free-standing 'Belling' Range style cooker with glass splash back, free-standing 'Panasonic' American style fridge/freezer with storage over, peninsula worksurface incorporating breakfast bar with base cupboards under, range of eye-level units with microwave. The rear portion of the kitchen has a vaulted ceiling with double glazed skylight windows and double glazed double doors opening to:

Magnificent Conservatory

Of brick and uPVC construction with double glazed windows, power points and light, double glazed double opening

doors leading to garden. The conservatory has Cane roller blinds which will be included.

Utility

Situated off the kitchen is a utility room with a vaulted ceiling a double glazed skylight window. There is a hardwood worksurface with free-standing, but included, washing machine and tumble dryer beneath, double eye-level unit, double glazed door leading to side passage.

Bathroom

The beautifully fitted bathroom comprises a ball and claw bath with mixer tap, antique style pedestal wash hand basin with mirror fronted medicine cabinet over, w.c., shower cubicle with frameless screen and mixer shower, part tiled walls, chrome heated towel rail, double glazed skylight windows, extractor fan.

Landing

Access to roof space.

WC

Low level macerator w.c., pedestal wash hand basin.

Bedroom One

Aspect to front with pleasant outlook over the lane with neighbouring countryside beyond, double glazed sash style window, period style radiator, cast iron fireplace, recessed wardrobe.

Bedroom Two

Aspect to the rear, double glazed casement style window, period style radiator, cast iron fireplace.

Bedroom Three

Double glazed sash style window, period style radiator, cast iron fireplace, airing cupboard housing pressurised hot water tank.

Front Garden

The front boundary is marked by a privet hedge with a gate to brick path leading to the front door. There is a well stocked flower bed with surrounding path and side access leading to rear garden, garage and summerhouse.

Garage

Approached at the rear is a brick built garage with up and over door, side door and power and light.

Summerhouse

Attached to the rear of the garage with an aspect over the rear garden back towards the cottage is a brick built summerhouse with a pitched and tiled roof. There is power and light and double opening doors with double glazed window to the side opening out to a decked terrace with wooden pergola over which makes an ideal space to sit and relax.

Rear Garden

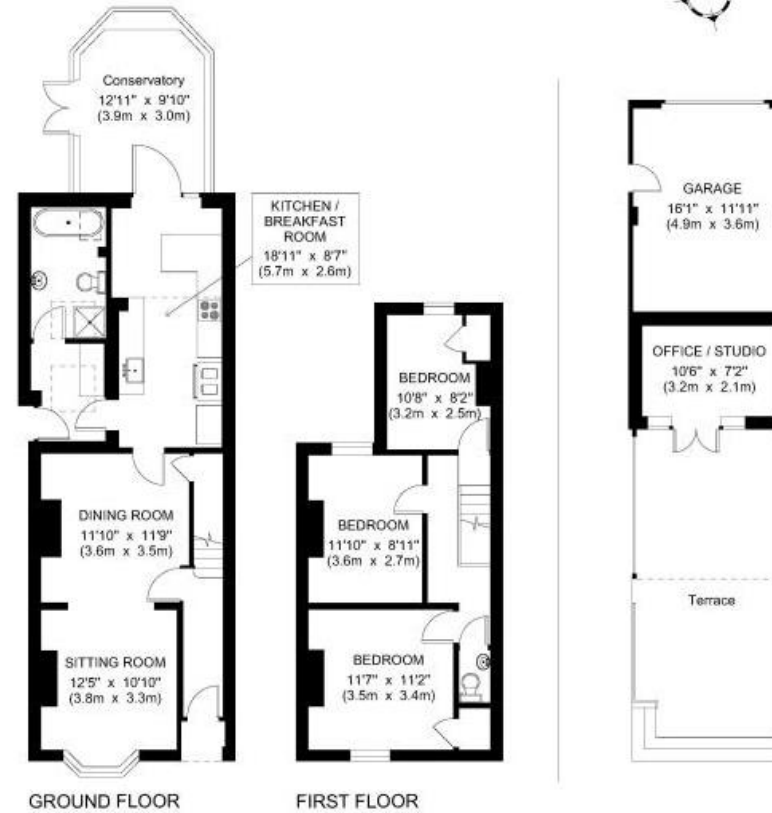
Adjacent the property is an area of lawn with a well stocked flower bed to one side and a path running along the other which leads towards the rear of the garden which has the decked area and summerhouse. At the very end of the garden is a gate leading to the front of the garage.



EPC RATING=D
COUNCIL TAX= D



Approximate Gross Internal Area
1199 sq.ft. / 111.4 sq.m



*"We'll make you
feel at home..."*

Managing Director:
Marcel Hoad



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