



Price Guide £479,950

April 2024



I WARNHAM MANOR, BYFLEETS LANE, WARNHAM, W SUSSEX, RH12 3RN

“A three bedroom duplex apartment on the ground and first floor of this imposing modern country house with communal indoor swimming pool, gym, tennis courts and grounds of over 20 acres including a lake.” **EPC Band C**



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I WARNHAM MANOR, ENDS PLACE, BYFLEETS LANE, WARNHAM, WEST SUSSEX, RH12 3RN

Warnham Manor is a fantastic Queen Anne inspired building, built in the 1990's on the site of a large farmhouse called Ends Place. The surrounding farmland is owned by the Lucas family and there are several adjacent footpaths and bridleways offering lovely walks situated at the Western side of this picturesque village on the Surrey/Sussex borders. Although seemingly isolated, there are superb communications via the road and motorway network. Gatwick International Airport is approximately 18 miles distant. Horsham is about 3 miles to the south-east offering an extensive range of shopping, recreational and educational facilities and there are railway stations at Warnham, Horsham and Littlehaven (Victoria/Waterloo under 1 hour).

The accommodation with approximate room sizes comprises:

Grand Entrance With double doors to the **Entrance Foyer** and **Vaulted Hall** with the staircase and lift to the upper floors, many attractive features including fireplace and lantern roof. **Inner Hallway** with private door to Apartment 1.

Entrance Hall With staircase rising to the First Floor, under stairs store cupboard and tiled flooring, thermostat for heating control, radiator in decorative cover, video entry phone handset, coved ceiling and doors to each room.

Cloakroom With close-coupled w.c., wash basin with soft close storage drawers and with mirror above, vinyl flooring, cupboard housing the electricity fuse box with space and plumbing below for washing machine and space for tumble dryer above (if shelf is removed), extractor fan.

Sitting Room A bright and spacious sitting room owing to a full height double glazed front aspect window and double glazed French doors opening to the communal gardens, which can also be used as a direct entrance to the apartment. There is a modern gas fire with an attractive stone surround, radiator, uplighting and double doors opening to the

Kitchen/Diner A recently fitted, high specification kitchen comprising a range of solid wood soft close cabinets some double cantilever upper cupboards with matching drawers with complementing quartz worktops/upstands with clear acrylic splashbacks, inset stainless steel sink with chrome mixer tap, eye level Siemens electric oven with steam function, Siemens microwave/oven/grill above and plate warming drawer below, Bora four burner induction hob with cooktop extractor, integrated dishwasher, integrated fridge/freezer and under cabinet lighting. Open to the

Dining Area where there is a full height double glazed front aspect window with stunning views over the lake, there is a radiator and space for a good sized dining table and chairs.

From the **Entrance Hall** the stairs rise and turn to the **First Floor Landing Recess** with adjustable shelving and doors which lead to each room.

Master Bedroom Suite With two front aspect windows enjoying a delightful outlook towards the lake and farmland, two wardrobes with rails and shelving, radiator in decorative cabinet, t.v. aerial point and coving.

Door to **Ensuite Shower Room** A luxury en-suite shower room comprising a corner shower unit with handheld shower attachment and rainfall shower head, vanity wash hand basin with chrome mixer tap and storage below, mirrored cabinet with LED lighting, w.c with dual flush, floor to ceiling tiling, downlighting, towel radiator and extractor .

Bedroom 2 Front aspect enjoying the delightful outlook over the entrance portico, fitted wardrobes with rail and shelving, built in office desk, bookshelves and cabinets, dado rail.

Bedroom 3 Enjoying the front aspect, radiator in decorative cabinet, wardrobe with rail and shelf, coving.

Family Bathroom A luxury bathroom suite comprising a deep soak bath with bath taps and handheld shower attachment, oversized walk in shower with glass shower screen and pivot return, handheld shower attachment and rainfall shower head, vanity wash hand basin with chrome mixer tap and storage below, mirrored bathroom cabinet with lighting, low level w.c with dual flush, floor to ceiling tiling, downlighting, towel radiator, airing cupboard and extractor fan.

OUTSIDE

Warnham Manor is situated amidst farmland and countryside, at the bottom of a long country lane with secure remotely controlled electric gates which lead into the development. The driveway continues past the building itself and the lake to the rear where there is the equally impressive garage building and leisure complex. The beautifully maintained grounds extend to over 20 acres and are a delight to behold and are a real draw for wildlife. Residents enjoy the use of the Leisure Complex with heated Indoor Swimming Pool, Hot Tub, Sauna, Gymnasium and two hard surfaced Tennis Courts.

Garage and Parking The very large garage 16'3 x 10'4 widens to 22' has a single up and over electric door (with remote) to the front and widens to the size of a double garage at the rear. Light and power, eaves storage area with drop-down ladder.

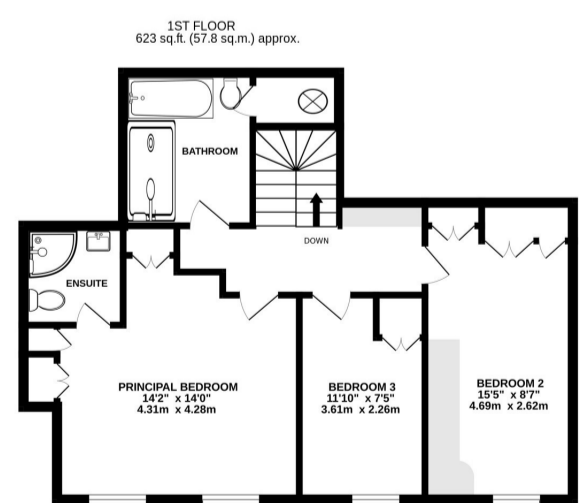
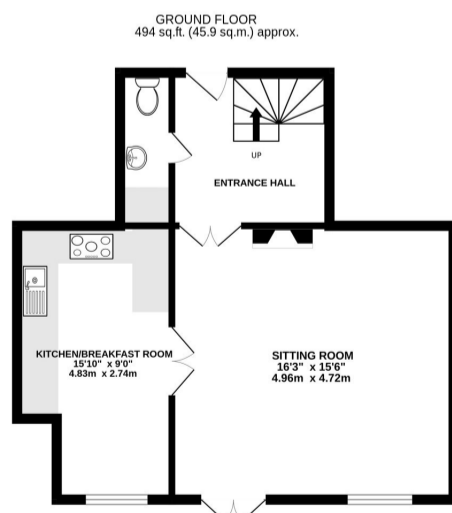
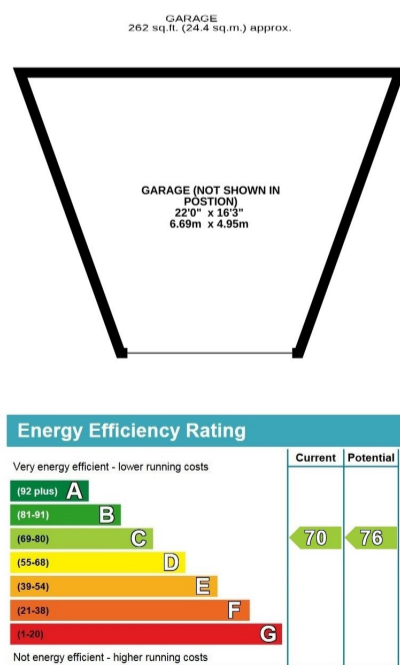
LEASEHOLDER/FREEHOLD INFORMATION

Leasehold 998 lease from 1992 with Share of the Freehold. Each Leaseholder owns a share in the Management Company which owns the Freehold of Warnham Manor. The current Service Charge is £2334 per quarter, which includes water rates and central heating. No ground rent. Managing Agents: Stride & Son 01243813760.

Council Tax Band - G

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. This information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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