



Sands

Northlands Road, Warnham, West Sussex, RH12 3SQ
Guide Price £1,250,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

Sands, Northlands Road, Warnham, West Sussex, RH12 3SQ

Sands is a landmark Grade II* Listed late medieval hall house believed to date back to 1450. This was subsequently converted into two cottages and extended before being returned to its original status as a hall house and acquired by Sir Henry Harben who was known as the founding father of modern Insurance and Chairman of The Prudential. The timber framed house we now see was formed by the joining of two dwellings, and has a jettied front under a mighty Horsham stone roof, with a wealth of ancient Oak timberwork on display both inside and out. The drawing room has an impressive medieval Inglenook fireplace. Unusually for a property of this era, the ceiling heights on both floors are surprisingly voluminous. With five reception rooms, six bedrooms and two bathrooms, Sands has enough space for a large family. The lovely rural setting affords countryside views and the gardens, which were once a delight to behold, now desire the efforts of a new green fingered friend. An Oak framed car barn has a useful room above which could be repurposed as ancillary accommodation subject to consents being required and obtainable. The property is offered with the benefit of **no forward chain**.

The accommodation is as follows:-

Stone step with solid Oak **Front Door** to the

Grand Dining Hall A magnificent space with heavy Oak timbering, lovely former Inglenook fireplace with bressummer beam and Oak mantle piece, flag stone floor, front aspect display bay window with leaded light windows and further leaded light windows to the rear, two radiators, reading recess with bookshelves, storage heater, braced doors with iron fittings to each room.

Study A dual aspect room with leaded lights to front and side. A wealth of exposed Oak joinery to ceiling and walls, flagstone floor, wall light points, thermostat for heating control.

Kitchen Of pleasing proportions with a range of eye and base level storage cupboards, matching drawers and worktops with Oak trimming, inset sink and veg bowl with mixer tap, low and high level leaded windows to the rear, cooker recess with copper cowl and extractor, exposed ceiling timber, quarry tiled floors, a further area housing the oil fired boiler providing heating and hot water, additional leaded side window, shelved cupboard, appliance and utility space, radiator, quarry tiled flooring and interesting Ordnance survey map showing the low Weald and Sussex Downs, Oak door with leaded panel providing access to the kitchen garden.

From the **Entrance Hall** a further door leads to a stone lobby with exposed timbers, old exposed Oak joinery and passage to the

Drawing Room With stunning exposed Oak joinery including some fine decorative Mullion archways, front and rear aspect leaded windows, magnificent Inglenook with spanning Oak bressummer, seating areas and stone hearth with fire dogs, iron fire back and copper cowl, rear aspect leaded window and front aspect leaded door and window, two radiators, archway with shelving, Oak step and the arched Oak aperture leading to a

Anteroom With cork flooring, seating area and an under stairs cupboard with fitted wine racks, leaded light side window, storage heater, Oak timbering and door to staircase and door to

Home Office With exposed Oak wall and ceiling timbers, leaded front window with radiator below, fitted storage, some adjustable shelving.

Utility Room With Belfast sink and cold tap, leaded windows to side and rear, door to outside, radiator, exposed Oak timbers, door to **Cloakroom** With WC, wash basin with cold tap, electricity fuse boxes and meter.

From the **Dining Hall** another wonderful Oak arch-head door opening leads to a **Small Lobby** with heavy wood block floor, useful under stairs cupboard and a winding old staircase which rises past exposed wooden joinery to

First Floor Rear leaded window, radiator, further Oak staircase to the Attic Rooms. An additional staircase rises up from the Anteroom at the south end of the building and there is a further leaded rear landing window.

Bedroom 1 Oak wall and ceiling timbers on display, with a link passage with walk-in wardrobe connecting both sides of the house. Front aspect leaded window.

Bedroom 2 With Oak planked flooring, exposed wall timbers and a lovely leaded front window looking out to the front garden towards adjacent land. Offset shallow wardrobe, two radiators.

Bedroom 3 With front aspect leaded window enjoying the front outlook, built in double wardrobe with shelving, interconnecting door to the middle of the house.

Bedroom 4 At the south end of the building a front aspect leaded light window, exposed wall timbers, double-built in wardrobes.

Bedroom 5 Exposed wall timbers, rear leaded window overlooking the rear garden, radiator.

Bedroom 6 Currently a dressing room with hot water cylinder, linen storage, leaded rear window, exposed rough hewn Oak floorboards and wall timbers. Within the cupboard is a blocked-up garderobe and a medieval window.

Bathroom A cast iron bath with pillar mixer tap and hand held shower attachment, wash basin set in tiled plinth with cupboard below, WC, shallow shelved cupboard, radiator, interconnecting door to the other side of the landing, exposed Oak wall timbers, leaded rear window, cork flooring.

Bathroom 2 With an enclosed cast iron bath, low level WC, wash basin set in unit with louvred cupboard below, leaded side window above, exposed timber, electric fan heater.

Attic Rooms A must-see part of the house accessed by a wooden staircase, with the skeleton roof on display, Oak floorboards, leaded rear dormer window affording distant views.

OUTSIDE

From the front, an old stand pipe from a well peers out from underneath its Oak framed cedar shingled roof and there are a myriad of established trees and shrubs interspersed by areas of lawn, old Horsham stone pavings lead up from the arbour to the front door. The more practical areas of life including a Klargester private drainage system and a bunded oil storage tank are discreetly screened away from sight. The kitchen garden, still evident but needs time and green fingers to return it to its former glory. The formal garden extends through another structure to an area to the North consisting of a former badminton lawn which certainly could be used almost immediately and there is an Orchard and composting area beyond on the Northern fringe. There is also a former ornamental pond.

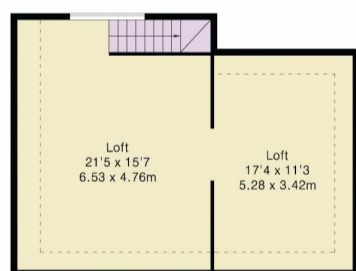
The Oak Framed Car Barn comprises an open bay, an enclosed garage and workshop area/ storage with a staircase which provides access to the large upper floor which could be further utilised perhaps as ancillary accommodation subject to any necessary consents and permissions being required or obtainable.

Council Tax Band - G

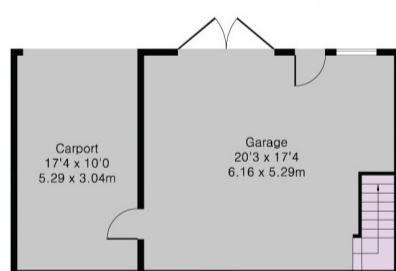
EPC - Exempt

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.

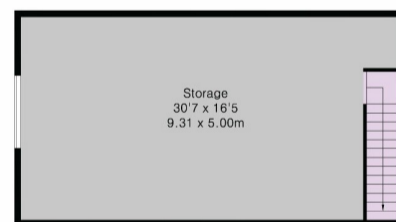
Approximate Gross Internal Area 3953 sq ft – 369 sq m
 Ground Floor Area 1297 sq ft – 121 sq m
 First Floor Area 1289 sq ft – 120 sq m
 Second Floor Area 515 sq ft – 48 sq m
 Garage (Ground Floor) Area 351 sq ft – 33 sq m
 Garage (First Floor) Area 501 sq ft – 47 sq m



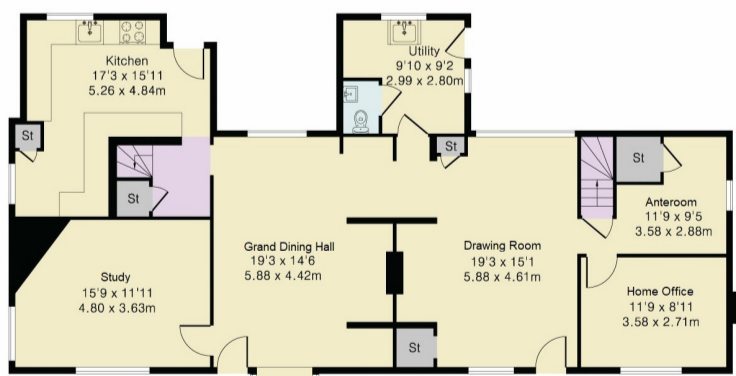
Second Floor



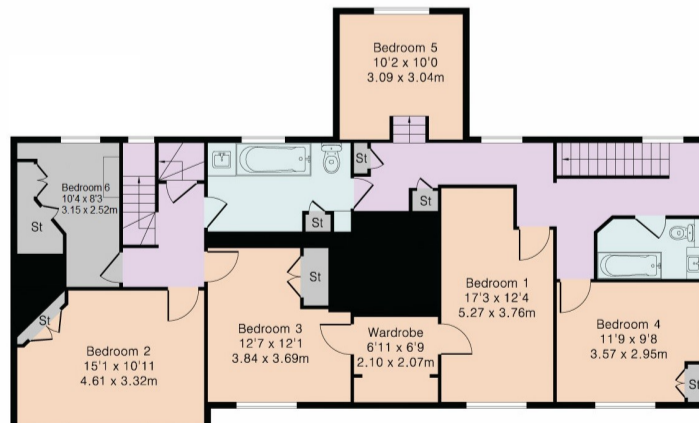
Garage (Ground Floor)



Garage (First Floor)



Ground Floor



First Floor



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