



The Old Coach House

Warnham Lodge, Northlands Road, Warnham, West Sussex, RH12 3SQ
Offers Over £600,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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Situated in a beautiful rural location close to the Surrey/West Sussex border, is this attractive and individual coach house conversion which formed part of the former Warnham Lodge estate approximately 1 1/2 miles to the West of the quintessential village of Warnham. Having three double bedrooms and two reception rooms, and extending to approximately 1850 sq ft, the characterful accommodation is deceptively spacious and also comprises a detached annexe with a bed sitting room, a kitchen and a shower room, located within the courtyard grounds. In brief, the accommodation which is on two levels, comprises, a gabled porch, hallway, triple aspect bay fronted sitting room, a modern fitted kitchen with built in appliances and a dining/family room overlooking the courtyard garden. In addition there are two double bedrooms and a bathroom on the ground floor, and a staircase rises to a further double bedroom and large en-suite shower room. A large loft/storage space which offers potential to create further accommodation if required (subject to planning). This attached property is situated in a courtyard environment with neighbouring properties and enjoys the benefit of an integral garage and additional parking. The vendor's sole agent Courtney Green strongly recommends an internal inspection of this highly individual residence to appreciate its size and finer qualities.

SITUATION: The property is situated approximately 1 1/2 miles to the West of the village of Warnham and approximately 3 1/2 miles from the village of Ockley. The larger centres of Horsham, Dorking and Guildford all of which provide comprehensive facilities and mainline rail services to London are approximately 6 miles, 11 miles and 18 miles respectively.

Gabled porch with bench seats either side, stained glass **Front Door** to

Entrance Hall Radiator, coved ceiling, wood flooring, under stairs cupboard, cupboard housing consumer unit.

Sitting Room Double glazed double aspect with feature bay window to the side and French doors opening to a courtyard. Wood flooring, two radiators, coved ceiling, dado rail.

From the Hallway, door to

Kitchen Sun tube to ceiling. Fitted with a range of base and wall mounted cupboards and drawers in beige gloss finish having complementing Oak worktop surfaces incorporating a single drainer enamel sink having 1 1/2 bowls and chromium monobloc tap, Neff electric hob with concealed filter over, white metro style tiled splashbacks, Lamona microwave and double oven under, integrated dishwasher, space for a large fridge/freezer, wood effect laminate flooring. Opening to

Dining/Family Room With double glazed side aspect and French doors to the paved courtyard. Two radiators. Personal door to garage.

Bedroom 2 Double glazed front aspect, radiator, coved ceiling.

Bedroom 3 Double glazed side aspect, two radiators, arched display alcove.

Bathroom Frosted double glazed front aspect. Fitted with a white suite with painted panelled bath, chromium shower control with overhead shower control unit, low level WC, pedestal wash hand basin with chromium taps, fully tiled walls with patterned tiled relief, ceramic tiled flooring, radiator with chromium towel rail.

From the hallway, a turning staircase rises to the **First Floor Level** With door to

Bedroom 1 Having feature arched window to the front, exposed beams, step and door to

En-Suite Shower Room Having wall mounted vanity unit with an inset wash hand basin with cupboards under, chromium mixer taps, back to wall WC, chromium towel warmer, large walk in shower with glass screen, chromium thermostatic hand shower and overhead drencher, eaves storage cupboard.

From the bedroom, a door opens to a **Large loft storage** space which offers great potential to create further living space (subject to planning).

OUTSIDE

There is vehicular access to the side of the property where there is parking.

Integral Garage With roller door, power and light, oil fired boiler and pressurised hot water cylinder, space and plumbing for washing machine.

The property features a delightful walled paved courtyard garden which is a suntrap and enjoys a great deal of privacy and comprises a raised paved patio adjoins the property with a concealed oil tank to the side, steps down to further paved area with raised flower beds and gate to the side. There is a step to a further raised paved patio.

Detached Annexe

Front Door to **Bedsitting Room** Having front and side aspects, slate tiled floor, two radiators, vaulted ceiling with exposed timbers. Opening to **Kitchen** Double glazed skylight and side aspect. Fitted with a range of base and wall mounted Shaker style cupboards and drawers with complementing surfaces having ceramic tiled splashbacks, butler sink, electric hob with stainless steel splashback and filter hood over, electric oven, integrated fridge/freezer and space and plumbing for washing machine. **Shower Room** Frosted front aspect, low level WC, pedestal wash hand basin with chromium tap, corner quadrant shower cubicle with chromium thermostatic shower control, wall bracket and hand shower, radiator with chromium towel warmer, fully tiled walls with white metro style tiles, slate tiled floor.

Council Tax Band— F

Agent's Note: We have been advised that this property suffered subsidence in 2014. Remedial work was undertaken and the property is almost entirely underpinned. There was a ten year structural guarantee provided that has now expired. There have been no issues since and no problems with obtaining building insurance.

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.

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