



## The Warren Brockhurst Farm, Watersfield

Guide Price £785,000



# The Warren Brockhurst Farm

Watersfield, Pulborough

- Triple aspect sitting room with inglenook fireplace and wood burner stove
- Dining room and separate snug / play room
- Kitchen with a separate utility room
- Ground floor w.c., coat cupboard and understairs cupboard both with ample storage
- Large principal bedroom with views of the South Downs with dressing area and modern en-suite shower room
- Two further double bedrooms with wardrobes and one with en-suite shower room
- Two generous single bedrooms or studies with a family bathroom
- Detached double garage and ample driveway parking
- South facing wrap around garden with various seating areas and a lovely variety of plants and shrubs. Fully enclosed, fenced and gated for a safe environment for family and pets alike.
- 5 minute drive to Pulborough Railway Station and shops.

The Warren is an impressive 5-bedroom detached house in the Sussex Style of brick with part tile hung elevations and offers a perfect blend of contemporary living and traditional local charm within the South Downs National Park. The property boasts an abundance of living space, including a triple aspect sitting room featuring a stunning inglenook fireplace with wood burner stove, a dining room ideal for entertaining guests, and a separate snug/playroom for added family flexibility.

The well-appointed kitchen with a separate utility room is perfect for culinary enthusiasts, while the ground floor cloakroom and coat cupboard have ample storage providing practical convenience. Upstairs, the property continues to impress with a generous principal bedroom complete with a dressing area and modern en-suite shower room, two further double bedrooms with built-in wardrobes (one with an en-suite shower room), and two additional generous single bedrooms or study spaces are served by a spacious family bathroom.





Outside, the property truly shines with a detached double garage and ample driveway parking for multiple vehicles. The south-facing wraparound garden is a true oasis, featuring various seating areas to enjoy the sun throughout the day and a delightful array of plants and shrubs that create a peaceful and private outdoor retreat for all the family in an enclosed safe environment.

In conclusion, this exceptional property offers a rare opportunity to own a spacious family home in a desirable location with fantastic indoor and outdoor living spaces. With its versatile layout, tasteful finishes, and well-maintained garden, this property is sure to impress buyers seeking a harmonious blend of comfort and style. It represents the perfect canvas for new owners to create lasting memories and enjoy a coveted lifestyle in a wonderful community.

The property has planning permission for a 1 bedroom self contained annex and can be viewed at Horsham District Council under the application number DNP/23/01585/HOUS.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

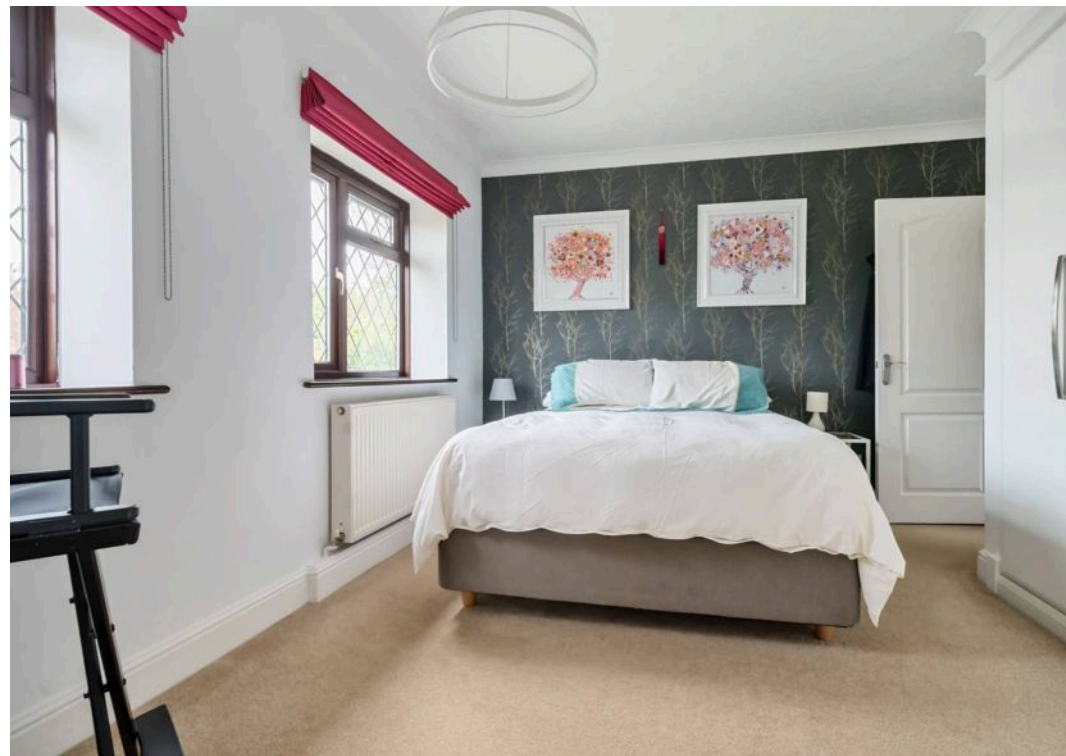
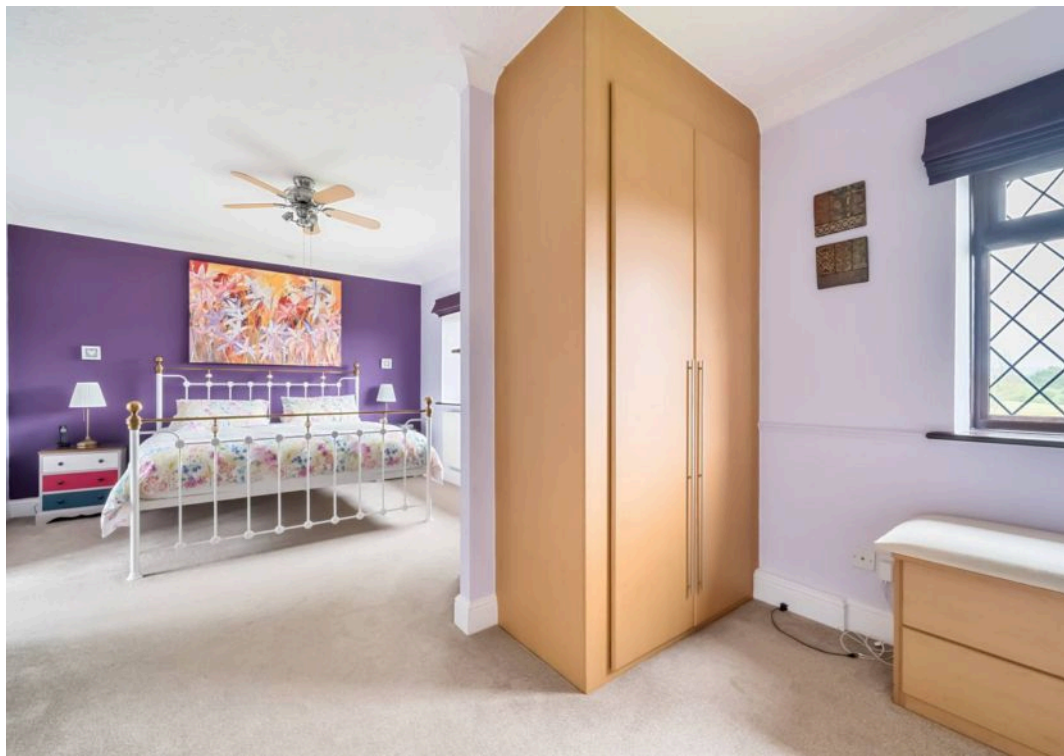
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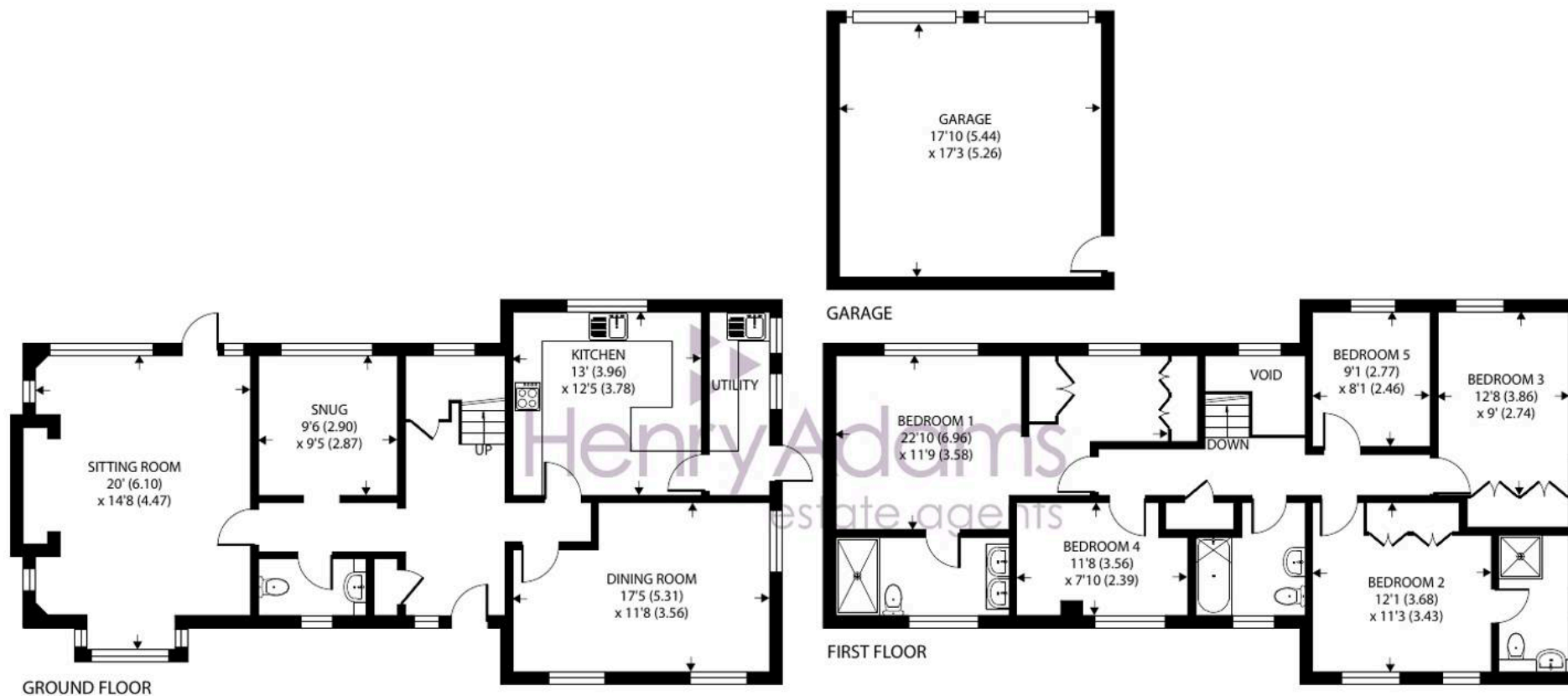












## The Warren, Brockhurst Farm, Watersfield, Pulborough, RH20

Approximate Area = 1994 sq ft / 185.2 sq m (excludes void)

Garage = 309 sq ft / 28.7 sq m

Total = 2303 sq ft / 213.9 sq m

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1119295





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