



Bramleys
Orchard Way, Warninglid, West Sussex. RH17 5ST



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Guide Price £900,000

This exceptional detached house has in recent years been imaginatively extended to create a light, spacious and contemporary interior. This splendid home features a superb open plan kitchen with living/dining room comprehensively fitted with a quality range of high gloss fronted units complete with appliances, feature lantern and double glazed casement and bi-fold doors opening to the garden. In addition, the house has a triple aspect sitting room with open fireplace and wood burner, a large office/family room, 4 good size bedrooms including a master suite with dressing room and shower, a guest bedroom with en suite shower and a luxurious family bathroom with roll top bath. Bramleys has the benefit of oil central heating, double glazing and full fibre broadband and is set well back from the road approached by an in and out drive offering parking for 5-6 vehicles, there is an attached garage and the delightful rear gardens enjoy a favoured southerly aspect and are arranged with a wide paved sun terrace, level well tended lawn and extremely well stocked herbaceous borders providing shelter and seclusion.

Situated in this private cul-de-sac on the eastern edge of Warninglid just a short distance from the A23 offering a direct route to the motorway network and nearby Gatwick International Airport is 13 miles distant. Haywards Heath is less than 5 miles to the east offering a wide range of shops, leisure facilities, array of restaurants and a mainline railway station providing a fast and frequent service to central London (Victoria/London Bridge 42-45 minutes). There are several well regarded schools and colleges in the locality catering for all age groups, whilst the towns of Horsham is 8.4 miles, Crawley 7.2 miles and the cosmopolitan city of Brighton and the coast is 16 miles to the south. The South Downs National Park is just a short drive offering a beautiful natural venue for countryside walks.



GROUND FLOOR

Attractive Entrance Porch Timber pillars. uPVC clad ceiling with downlighters. Brick step. Part glazed panelled front door to:

Hall Built-in coats/store cupboard. Understairs shelved storage cupboard with light point. 2 radiators. Ceiling downlighters. Oak laminate flooring. Stairs with contemporary glass balustrade to first floor.

Cloakroom Close coupled wc, pedestal basin with tiled splashback. Extractor fan. Radiator. Ceiling downlighters. Oak laminate flooring.

Sitting Room 20'11" x 11'8" (6.38m x 3.56m) A fine triple aspect room overlooking the front and with double glazed casement doors to rear terrace and garden. Handsome fireplace with limestone surround and granite hearth, cast iron wood burner. TV/FM and satellite aerial points. Internet point. 2 radiators. Ceiling downlighters.

Office/Family Room 21'11" x 9'3" (6.68m x 2.82m) TV aerial point. 2 radiators. Ceiling downlighters. Oak laminate flooring. Door to garage.

Superb Open Plan Kitchen with Living/Dining Room 20" x 19'10" (6.10m x 6.07m) Comprehensively fitted with a quality range of white high gloss fronted units with corian work surfaces comprising central L shaped island unit incorporating breakfast bar with inset sink and Neff **5 ring induction hob**, extractor hood over, cupboards, deep drawers, integrated **dishwasher** and **wine fridge** beneath. Extensive range of tall units incorporating storage cupboards, pull out wire basket larder units. Built-in **electric double oven**, drawer under and cupboard over, integrated **fridge** and **freezer**. Further matching worktop/display top with cupboards beneath. Feature double glazed ceiling lantern. 2 Bang & Olufsen wall speakers. Ceiling downlighters. TV aerial point. Internet point. 3 contemporary radiators. High gloss tiled floor. Double glazed casement doors and bi-fold doors opening to terrace and garden.

Utility Room 7'11" x 7'0" (2.41m x 2.13m) Inset stainless steel sink with single lever mixer tap adjacent L shaped work surface, cupboards and appliance space with plumbing for washing machine under, adjacent tall storage cupboard, space for upright freezer. Range of wall cupboards. Tiled floor.

FIRST FLOOR

Galleried Landing With contemporary glass balustrade and window overlooking the front. Hatch with pull down ladder to loft space. Radiator.

Master Bedroom Suite 12'8" x 11'2" (3.86m x 3.40m) Radiator. Ceiling downlighters. Opening to:

Dressing Room Built-in double wardrobes on either side with floor-to-ceiling sliding doors incorporating shelving, hanging rails and drawers. Door to:

Shower Room Fully tiled shower with glass screen and sliding door, Aqualisa fitment with remote start/stop button, basin with single lever mixer tap, drawer beneath, tiled splashback, close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters including extractor fan. Tiled floor.

Bedroom 2 14' into wardrobe recess x 10'3" plus door recess (4.27m x 3.17m) Large fitted triple wardrobe with floor-to-ceiling sliding mirror doors. Ceiling downlighters. Radiator.

En Suite Shower Room Fully tiled shower with glass bi-fold doors, Aqualisa fitment with remote start/stop button, pedestal basin with single lever mixer tap, tiled splashback. Wall cupboard. Heated chromium ladder towel warmer/radiator. Ceiling downlighters including extractor fan. Tiled floor.

Bedroom 3 12'4" x 10'4" (3.78m x 3.17m) Radiator.

Bedroom 4 11'10" x 7' (3.62m x 2.15m) Built-in double wardrobe. Radiator.

Luxury Bathroom 10'4" x 7'1" (3.16m x 2.18m) Freestanding roll top bath with claw feet, traditional mixer tap and hand held shower attachment, basin with mixer tap with cupboard beneath, tiled splashback, close coupled wc. Heated chromium ladder towel warmer/radiator. Ceiling downlighters. Tiled floor.

OUTSIDE

Attached Garage 22'10" x 10'9" (6.96m x 3.30m) Electrically operated up and over door. Light and power points. Oil boiler. Rear door to garden.

In and Out Driveway Offering parking for 5/6 vehicles. Electric charging point. Central bed planted with heathers flanked by mature conifers, Stone filled beds on both sides planted with a variety of flowers.

Delightful South Facing Rear Garden About 57 feet maximum (17.37m) in depth and 64 feet (19.51m) wide. Arranged with a wide paved sun terrace extending the width of the house with raised paved area to one side including **timber garden shed** and central steps to a level well tended lawn enclosed by well stocked herbaceous borders planted with a wide variety of flowers and shrubs and small trees including roses, acer, pieris, evergreens, hydrangeas, lilac, raised herb garden. Most attractive **log cabin gazebo** with bar, outdoor heaters, power sockets and tiled floor. Outside lighting and water tap. Access on either side. Concealed oil tank. The gardens are fully enclosed with close boarded fencing and planted with established hedges offering shelter and seclusion.

Directions: From the A23 proceeding northwards take the exit to Warninglid (B2115) turn sharp left back over the A23 then turn immediately right, follow the road around the left hand bend then first left into Orchard Way and Bramleys will be found after a short distance on the right hand side. Travelling in a southerly direction on the A23 take the exit to Warninglid (B2115) turn right onto Slough Green Lane and then immediately left and follow the road towards Orchard Way as above.

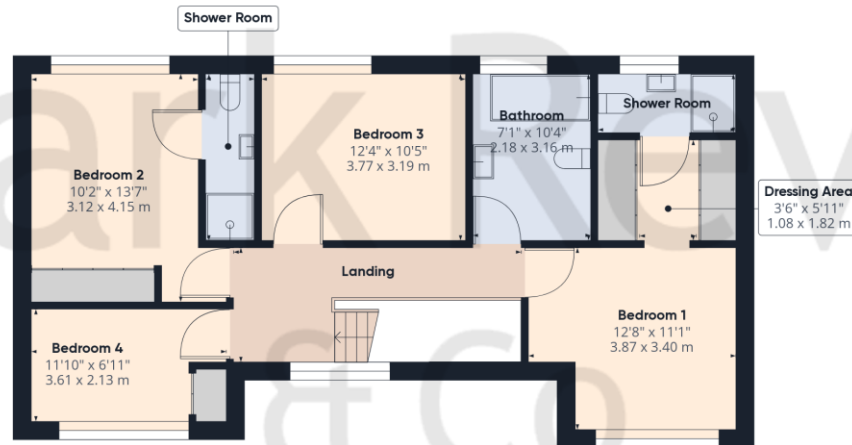




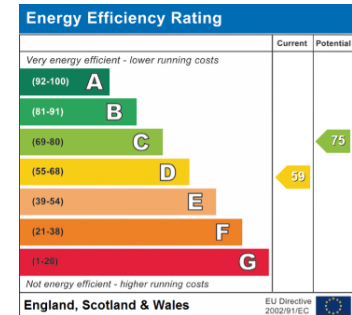
Ground Floor

Approximate total area⁽¹⁾

2163.61 ft²
201.01 m²



Floor 1



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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