



Colwood Lane, Warninglid
O.I.R.O £1,525,000 Freehold



Roseoak House Colwood Lane, Warninglid, West Sussex, RH17 5UQ

O.I.R.O £1,525,000 Freehold

- 4 spacious bedrooms
- 3 reception rooms
- Traditional style & charm
- Near A23, Gatwick, Brighton
- 2,517 sq ft of space
- 3 modern bathrooms
- Detached country house
 - Quiet county lane
- Just under an acre of land
- Viewing recommended

Welcome to this splendid family home where timeless elegance meets modern comfort. Upon entering, you're greeted by a charming entrance hall that sets the tone for the rest of the property, leading to a selection of warm and inviting reception rooms—each offering its own unique ambiance, perfect for relaxation or entertaining.

At the heart of the home lies the beautifully designed circular kitchen, an impressive focal point featuring a traditional AGA. This distinctive space is a haven for culinary enthusiasts, boasting a generous array of matching units and ample preparation areas. Whether it's a casual family breakfast or a formal dinner party, this kitchen rises to every occasion.

The dual-aspect living room is bathed in natural light and provides enchanting views of the rear garden. Patio doors open directly onto a spacious terrace—ideal for al fresco dining or enjoying your morning coffee in the sunshine.

Flowing effortlessly from the kitchen, is the impressive family room create a versatile layout that's ideal for everyday living and special gatherings alike. Thoughtfully arranged to enhance the sense of space and comfort, these rooms support both intimate family moments and vibrant social occasions.

The home offers four generously proportioned bedrooms, each designed to provide restful retreats for family and guests. The principal bedroom features its own ensuite bathroom and ample storage, while a well-appointed family bathroom serves the remaining rooms. A convenient ground-floor shower room, located next to the utility/boot room, adds to the functionality of the layout.

Set within just under an acre (approx) of beautifully landscaped gardens, the property offers a tranquil haven away from the bustle of daily life. The outdoor space features a natural pond, sunroom/potting shed, and tool sheds—inviting you to relax and enjoy the beauty of nature year-round.

Ideally located and offering excellent access to Gatwick Airport, Brighton, and major road links via the A23/M23. Nearby train stations provide regular services to London and the South Coast. The area also features quality local amenities, reputable schools, and scenic countryside, making it perfect for families and commuters.

Perfectly blending character, practicality, and style, this property presents an exceptional opportunity for families looking to settle in a quiet yet well-connected location.

Additional Details:
EPC: D Rating (Potential 'C')
Council Tax Band: 'G'
Ownership: Freehold
Heating: Oil to radiators
Windows: Double Glazed
Electricity: Main supply-

Octopus
Water: Mains Supply - South East Water
Wastewater: Septic Tank
Broadband Supplier: PLUSNET (FTTP 150/300/900)
Title Number(s): SX64944



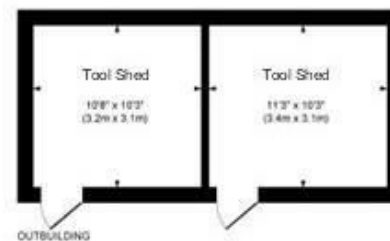
Floor Plans

Approximate Gross Internal Area

Main House 2288 sq. ft / 212.57 sq. m

Outbuildings 229 sq. ft / 21.31 sq. m

Total 2517 sq. ft / 233.88 sq. m



OUTBUILDING



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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