



Station Road, Warnham, West Sussex, RH12 3SR



woodlands



Offering the best of countryside living, with the convenience of fast access to London from Warnham station just a stone's throw away, this beautifully presented three-bedroom end of terraced house makes for an excellent family home.

The property is positioned on the outskirts of the vibrant village of Warnham, with a range of excellent amenities you would hope for- with a selection of independent shops, a village primary school, quaint public houses and stunning countryside walks all close by, you can see why so many people choose to settle here, and being just a few miles from Horsham means you get all the added advantages of a large market town but the peaceful pace of village life- the perfect balance.

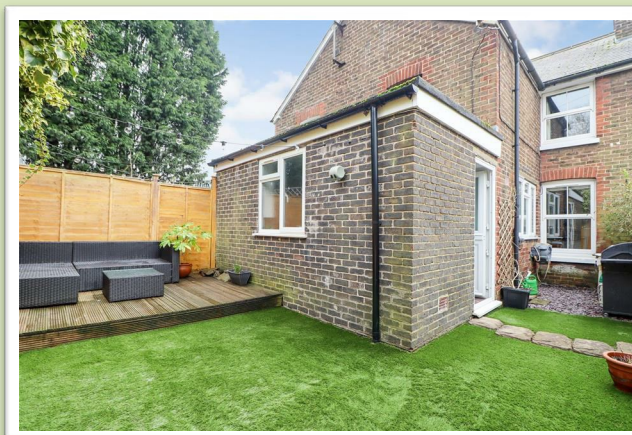
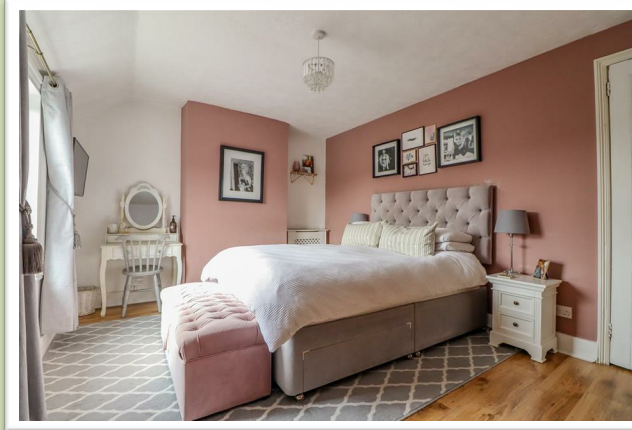
Accessed by a south facing front patio area, making a lovely place to soak up the sun, a covered porch leads into a bright and welcoming entrance hall. The living room is to the front of the property, with an attractive bay window, this is a well-proportioned room with the added benefit of a wood burning stove.

From the hallway, we enter the spacious dining room, with large feature window overlooking the courtyard garden to the rear and space for understairs storage if required. The kitchen is a good sized, fitted with a modern Howdens kitchen, with a range of base and wall units, fitted double oven and hob and space for freestanding fridge freezer. The bathroom is to the rear of the ground floor, well presented with attractive wood panelling, electric shower over the bath, tiled flooring and heated towel rail.

From the entrance hall, stairs lead to the first floor, where there are 3 bedrooms, all can accommodate double beds if desired with the principal bedroom being particularly spacious and enjoying a southerly aspect and views of fields beyond.

To the rear of the property is a private courtyard garden with side gate, artificial lawn and a raised decking area creating the perfect space for outdoor entertaining with low maintenance in mind.





Accommodation with approximate room sizes.

Max measurements shown unless stated otherwise.

**ENTRANCE HALL**

**LIVING ROOM 10'11" x 12'10" (3.33m x 3.91m)**

**DINING ROOM 14'10" x 12'0" (4.52m x 3.66m)**

**KITCHEN 9'07" x 10'05" (2.92m x 3.18m)**

**REAR LOBBY 4'09" x 7'05" (1.45m x 2.26m)**

**BATHROOM 8'11" x 7'04" (2.72m x 2.24m)**

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE 14'11" x 11'0" (4.55m x 3.35m)**

**BEDROOM TWO 9'05" x 12'01" (2.87m x 3.68m)**

**BEDROOM THREE 9'0" x 10'05" (2.74m x 3.18m)**

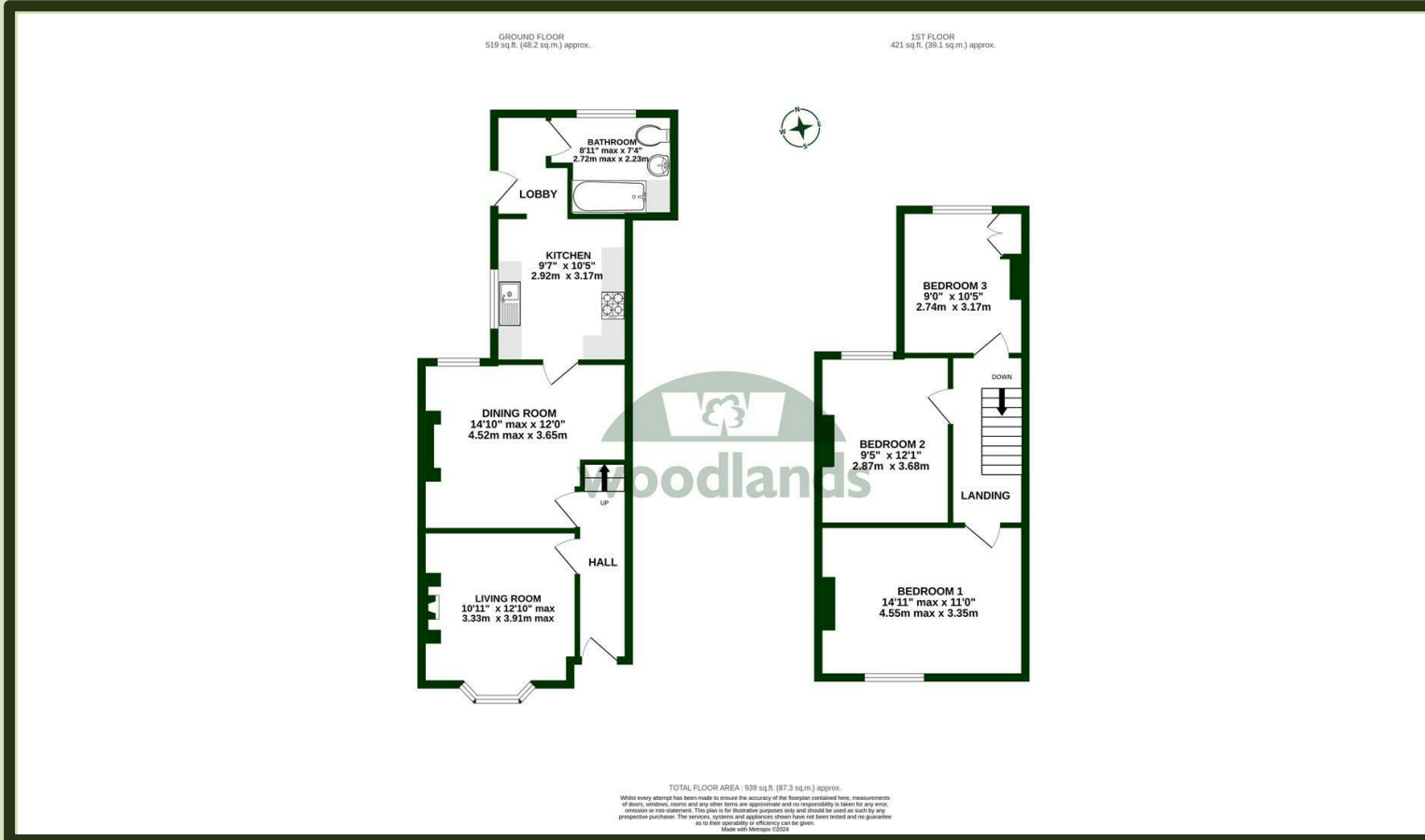
**OUTSIDE**

**FRONT GARDEN**

**REAR GARDEN**



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**LOCATION:** The quintessential village of Warnham offers a small selection of local stores and suppliers as well as two well regarded public houses and a local country primary school. Just outside the village is Warnham station which offers a commuter hours service and Horsham town centre with its comprehensive range of shopping, sporting and leisure facilities is approximately three miles distant. The position also offers excellent road links for the A264 to Dorking and Crawley.

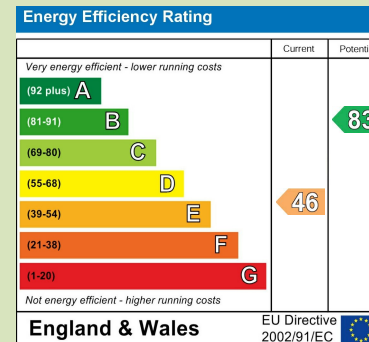
**DIRECTIONS:** From Horsham Town centre proceed in a North Easterly direction along the Warnham Road (B2237). At the roundabout turn right, following the signs to Dorking. At the next roundabout take the first exit onto the A24 towards Dorking. After a short distance take the first right into Station Road. The property can be found on the left hand side.

**COUNCIL TAX:** Band D.

**EPC Rating:** E

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.



**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**

**MISREPRESENTATION ACT**

These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute any part of an offer or contract. No contract. No person in the employment of the authority to make or give any representation or warranty whatsoever in relation to this property

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