



Gardeners Close, Warnham, West Sussex, RH12 3RJ



woodlands



Nestled in the picturesque Sussex village of Warnham, this beautifully presented three-bedroom mid-terrace home offers an ideal setting for family life. Warnham is a quintessential English village, renowned for its welcoming community, charming local pubs, scenic countryside walks, and its reputation as a wonderfully safe and peaceful place to live. Adding to its appeal, the vibrant market town of Horsham is just a short drive away, providing a wealth of excellent shops, bars, restaurants, and amenities, as well as both a local train station in Warnham and Horsham's mainline station, offering convenient links to London and the South Coast.

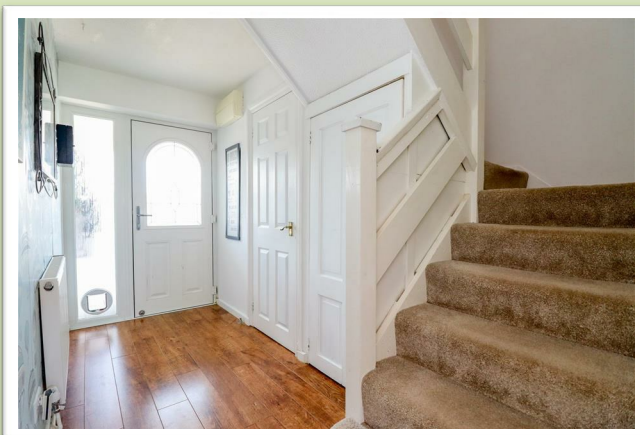
The property is approached via a block-paved driveway with parking for two cars and features a large, enclosed entrance porch that leads into a bright and welcoming entrance hall. The ground floor offers a thoughtfully designed guest cloakroom and handy under-stairs storage. The heart of the home is the spacious, open-plan dual-aspect lounge/diner, which enjoys an abundance of natural light and boasts stylish bi-fold doors opening onto the patio and rear garden — perfect for entertaining and family gatherings. The generous kitchen is fitted with an excellent range of wall and base units, complete with an integrated oven and hob, and provides space for a freestanding washing machine, fridge freezer and dishwasher.

Upstairs, the property offers three well-proportioned bedrooms, each capable of accommodating a double bed. The third bedroom benefits from a built-in cupboard, ideal for additional storage.

Outside, the rear garden is a true highlight, offering a generous lawn, a smart patio area for alfresco dining, and a path leading to a brick-built store, garden shed, and an additional wooden storage unit, providing excellent practical space.

This delightful home effortlessly combines village charm with modern family living and offers the perfect balance of tranquility and convenience - a rare find in such a sought-after location.





Accommodation with approximate room sizes:

Max measurements shown unless stated otherwise.

ENTRANCE PORCH 8'03" x 3'07" (2.51m x 1.09m)

HALLWAY 4'06" x 11'04" (1.37m x 3.45m)

CLOAKROOM 4'04" x 4'08" (1.32m x 1.42m)

LIVING/DINING ROOM 11'03" x 21'03" (3.43m x 6.48m)

KITCHEN 9'09" x 10'09" (2.97m x 3.28m)

FIRST FLOOR

LANDING

BEDROOM ONE 10'10" x 13'11" (3.30m x 4.24m)

BEDROOM TWO 10'0" x 10'05" (3.05m x 3.18m)

BEDROOM THREE 10'11" x 8'04" (3.33m x 2.54m)

BATHROOM 9'09" x 4'10" (2.97m x 1.47m)

OUTSIDE

BLOCK PAVED DRIVEWAY

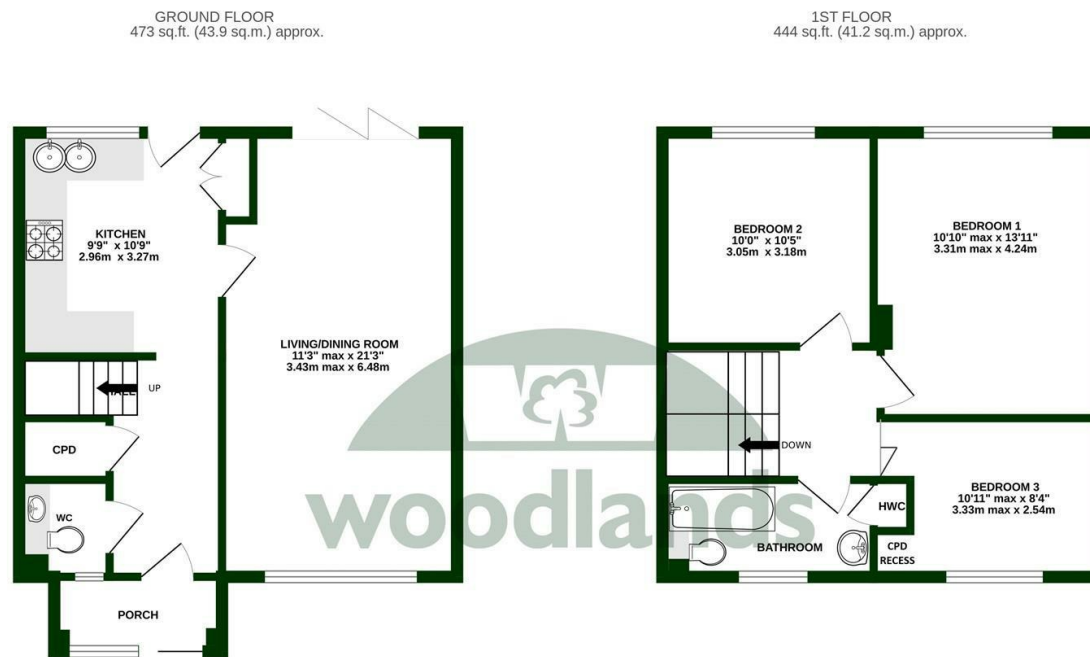
REAR GARDEN



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TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION: The 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 left into Bell Road. Proceed to the end and at the mini roundabout turn left into Church Street. Take the second turning on the right into Hollands Way. Gardeners Close is then the second turning on the left.

COUNCIL TAX: Band D.

EPC Rating: To be confirmed

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.

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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

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