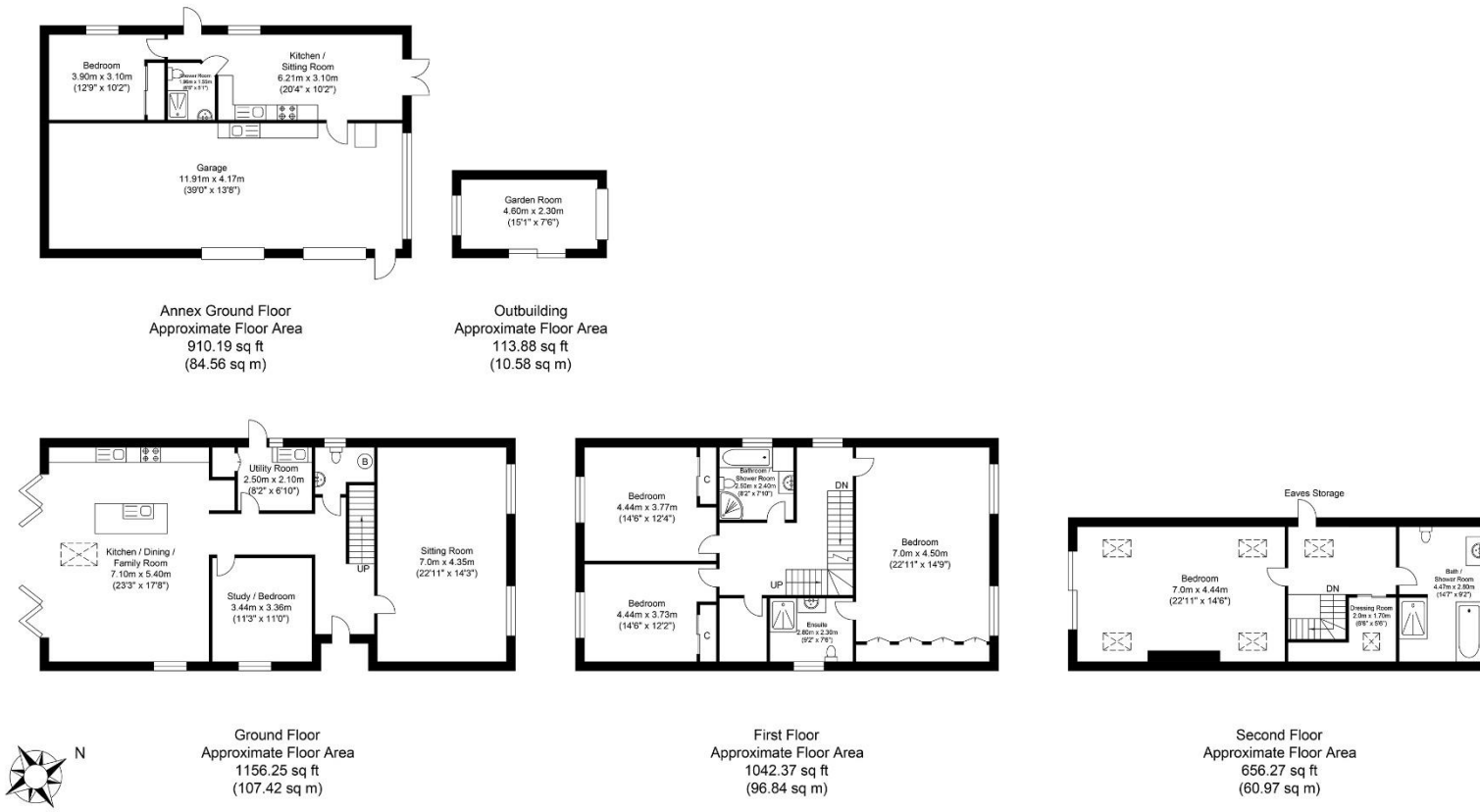


the floorplan...



Approximate Gross Internal Area (Excluding Outbuilding) = 349.79 sq m / 3765.10 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

A skilfully designed and extremely flexible 4 double bedroom, 3 storey detached house of 2,854 sq ft with fantastic 23'3 x 17'8 kitchen/dining/family room, superb bedroom suite, large driveway, 165' x 38' south facing garden, 39' x 13'8 garaging, 1 bedroom self-contained annexe and no onward chain.

£1,250,000
Freehold

39 Warnham Road, Horsham,
West Sussex, RH12 2QT



more details from...

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE
call: **01403 263000**
email: horsham@mansellmctaggart.co.uk
web: www.mansellmctaggart.co.uk



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Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.

in brief...

- 4 large double bedrooms
- Spacious and flexible 3 storey detached house of 2,854 sq ft
- Master bedroom suite
- Fantastic 23'3 x 17'8 kitchen/dining/family room
- Driveway for 6 vehicles and 39' x 13'8 garaging
- 1 bedroom self-contained annexe
- 165' south facing garden
- Skilfully enlarged and beautifully improved
- No onward chain
- Close to schools, transport links, shops and country walks
- Council tax band D
- EPC rating D



The property is situated on an established residential road, close to excellent schools, major transport links, town centre and beautiful country walks.

in more detail...

A skilfully designed and extremely flexible 4 double bedroom, 3 storey detached house of 2,854 sq ft with fantastic 23'3 x 17'8 kitchen/dining/family room, superb bedroom suite, large driveway for 6 vehicles, 165' x 38' south facing garden, 39' x 13'8 garaging, 1 bedroom self-contained annexe and no onward chain. The property is situated on an established residential road, close to excellent schools, major transport links, town centre and beautiful country walks. The accommodation comprises: good sized entrance hallway with ample space for pushchairs, coats and shoes, cloakroom, utility room, study/double bedroom and airy sitting room with 5w wood-burner. The 23'3 x 17'8 kitchen/dining/family room is ideal for those who entertain and boasts bi-folding doors onto the south facing patio. The kitchen has been re-fitted with an attractive range of units, Quartz work surfaces, breakfast island that seats 4 and integrated appliances which include: 2 ovens, combination microwave, induction hob, extractor, dishwasher, boiling tap, wine fridge and space & plumbing for an American fridge/freezer. On the first floor there is a sizeable 22'11 x 14'9 guest bedroom with ample bespoke storage and modern en suite shower room. There are 2 further well proportioned double bedrooms with fitted wardrobes and family bath/shower room. The luxurious and rather impressive master bedroom suite occupies the entire second floor of the property. The generous sized bedroom enjoys a southerly aspect and overlooks the private garden. There is a dressing room which provides ample storage and a further bath/shower room. Benefits include new double glazed windows and doors, CCTV, alarm system, newly installed gas fired central heating system (boiler located in the utility room), pressurised water system (located in the airing cupboard), under-floor heating to kitchen/dining/family room and bathrooms, Wi-Fi boosters, re-roofed, re-wired, re-decorated, replastered and new flooring throughout. A recently re-surfaced driveway provides parking for 6 vehicles with gates that leads onto the additional driveway and 39' x 13'8 steel framed garaging with remote controlled roller shutter door and wired CCTV and alarm system. This is an ideal space for car enthusiasts or those requiring somewhere to work from. The 1 bedroom self-contained annexe consists of kitchen/sitting room fitted with a modern range of units, French doors onto the private paved seating area, double sized bedroom with fitted wardrobes and shower room. In our opinion this would be perfect for those with a nanny or requires accommodation for a relative. The 165' x 38' south facing garden is predominantly lawned with well stocked borders, substantial Sandstone patio that adjoins the rear of the house and timber framed studio with bar area is ideal to relax in.



the location...

The vibrant town of Horsham offers residents and visitors a cultural mix of heritage and state-of-the-art attractions. At its heart, the Carfax is alive with twice-weekly markets, bandstand entertainment and an assortment of enticing shops. Nearby you can find the serenity of the Causeway, home to the historical museum, art gallery and a treasure trove of 17th century properties. Around the corner, Horsham's multi-million-pound transformation of Piries Place accommodates a specialist vegan market, contemporary Everyman cinema and reputable indoor and alfresco restaurants and bars. Familiar high-street and independent retailers, restaurants and coffee shops can be found in East Street and Swan Walk. Fine-dining and 5* spa hotels, pubs, delicatessen, bakeries, ample parking facilities and a choice of supermarkets are at hand in and around Horsham, serving the lifestyle needs of the whole family. Horsham has an exceptional choice of schools in the area, with high Ofsted ratings and Collyer's college is a short walk from the town centre. Community facilities are in abundance with a well-stocked library and an array of leisure activities including rugby, football, cricket, gymnastics, dance and martial arts. Golfers have a choice of two local courses and driving range, and Horsham joggers have a welcoming club. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens. The Downs Link offers inviting opportunities for scenic family walks and keen cyclists. As a commuter town serving London, Gatwick and the South Coast, there are direct train links to all central and rural locations.

worth bearing in mind...

An outstanding family home with impressive master bedroom suite, self-contained annexe, driveway for 6 vehicles, garage, south facing garden and no onward chain.

