



West Barn, Stone Farm, Marches Road, Warnham, RH12 3SL

Offers Over £1,000,000

**MANSELL
McTAGGART**
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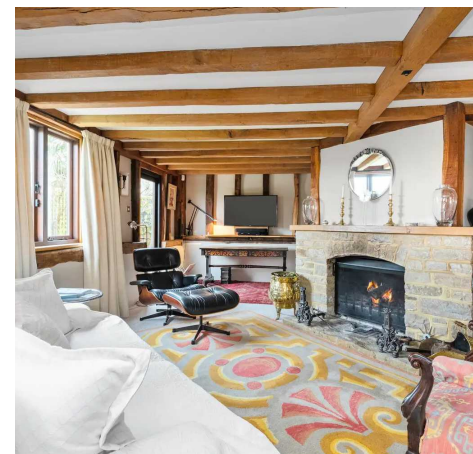
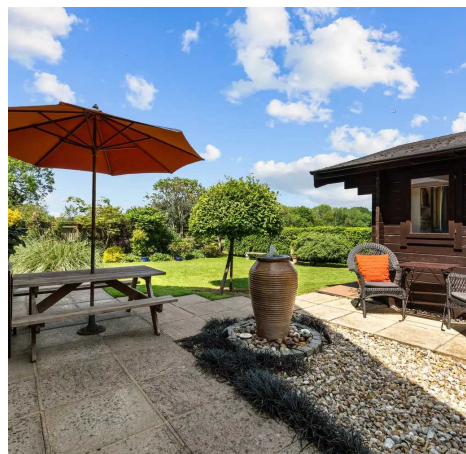
In brief...

- 4 well proportioned bedrooms
- Converted by highly regarded Master Builder who was founded in 1791
- Large driveway and double garage with study over
- Sensational views over farmland and towards Surrey Hills
- 200sq ft annex which is ideal for home office, teenagers or Guests, Air B&B, Granny Annex etc.
- 2 en suite bedrooms
- Beautifully presented and skilfully converted barn
- Private and well established garden with specimen shrubs and trees
- Sellers in occupancy for 32 years
- Conveniently located development of only 3 properties

A superbly presented and simply charming 4 bedroom, 3 bath/shower room barn conversion dating back to the 1830s and sympathetically converted in 1989 by highly regarded Master Builders C. Ansell & Sons who were founded in 1791. The property boasts a fine outlook over adjoining paddocks towards the Surrey Hills (Area of Outstanding Natural Beauty), large driveway, 200 sq ft annex and double garage with study over. This stunning home is situated on a development of only 3 properties in a rural but convenient location, close to excellent schools, major transport links, breath-taking country walks from the house, shopping and many sporting facilities.

Tenure: Freehold

EPC Energy Efficiency Rating: C





In more detail...

The accommodation comprises: impressive vaulted entrance hallway with recently replaced solar glass tractor windows and useful under-stairs storage cupboard, cloakroom with utility cupboard, bedroom 4 and fantastic sitting/dining room with open 'Jetmaster' fire, views of the garden and rear access to the garden. The kitchen/breakfast room has been refitted in 2020 with a bespoke selection of units with Rangemaster cooker, and Granite & Oak work surfaces. The delightful first floor oak-galleried landing is a particular feature of the property and leads to the remaining bedrooms and bath/shower rooms. The master bedroom enjoys a delightful outlook towards the Surrey Hills and is equipped with ample fitted wardrobes, and tastefully refitted en suite shower room. There is a further well-proportioned bedroom and modern family bathroom. The remaining vaulted bedroom with re-modelled en suite shower room and air-conditioner is ideal for those with children or require guest accommodation.

Benefits include double glazed windows, newly installed in 2021 Grant high-efficiency oil fired boiler (located to front), central heating to radiators, Hive thermostat and ultra-fast fibre-optic broadband. A private driveway provides parking for at least 6 vehicles, leading to the 20'10" X 15'11" detached double garage with power and utility area. A staircase rises to the 17'7" X 15'11" office/study with internet connection by Mesh. The rear garden offers an excellent degree of privacy and benefits from some simply magnificent views of adjoining paddocks, ancient woodland and the Surrey Hills in the distance.

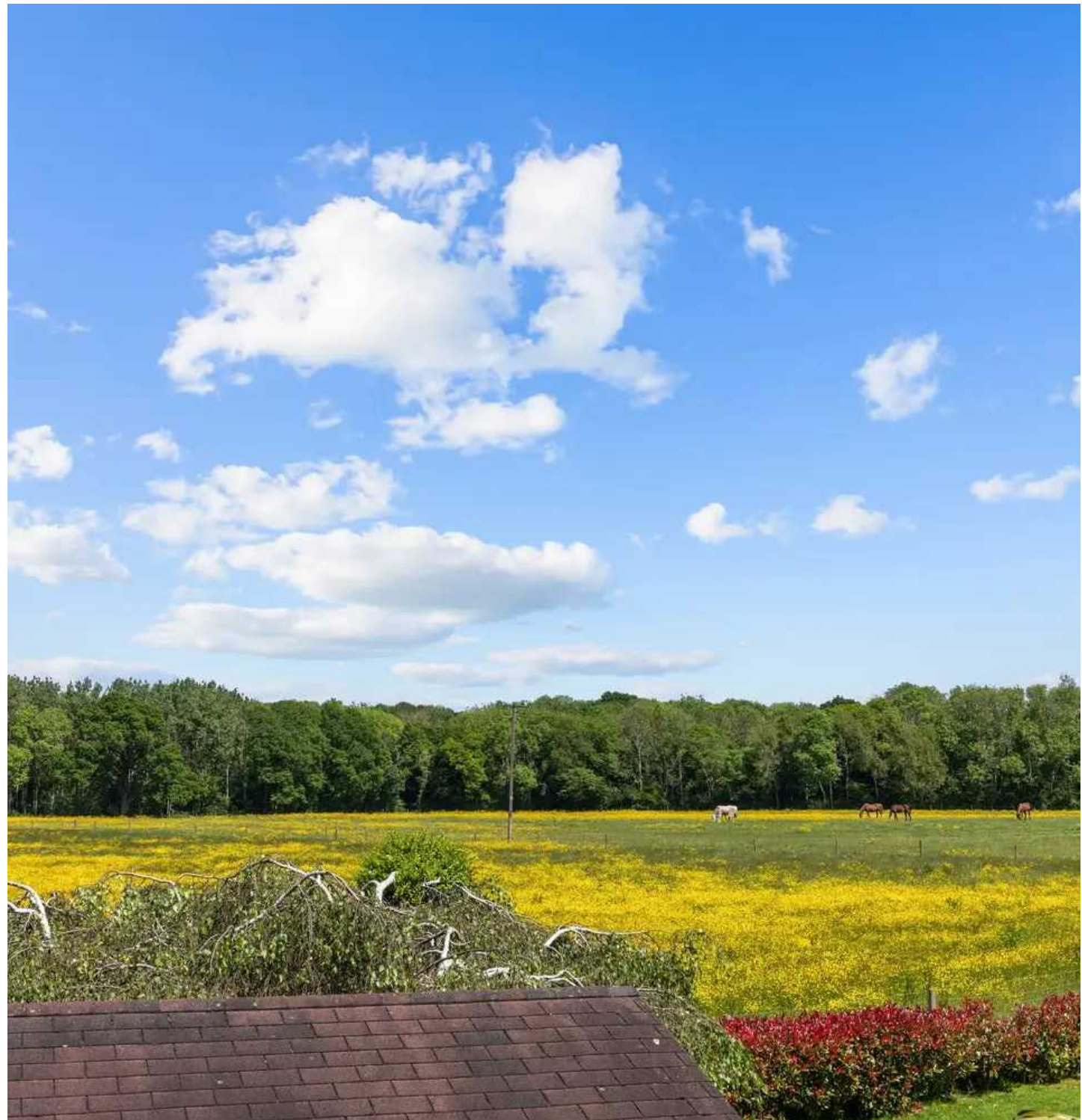
The garden is predominantly lawned with well established shrub and flower borders, paved seating/entertaining area with arbour, pretty water feature and side access. The 200sq ft timber framed annex is well insulated, double-glazed and electrically heated, and shows off a bedroom/sitting room, kitchenette, shower room, TV point and internet connectivity by Mesh.

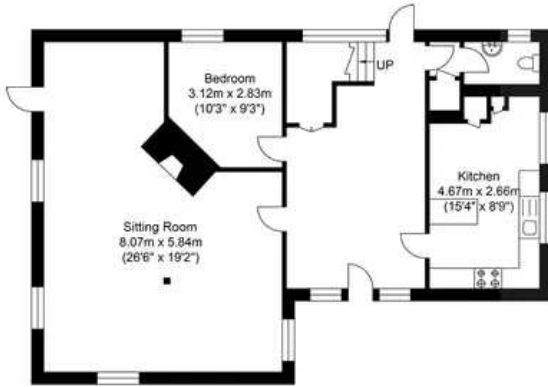


The location...

Warnham is a pretty and historic village with stunning country walks, close to Horsham and with Dorking about 10 miles away. Within the village, there is a highly regarded Church of England primary school, a convenient village store for everyday needs and an acclaimed butchers supplying the best of locally sourced produce. Two excellent country pubs offer superb indoor/outdoor dining facilities and a warm welcome. Warnham is home to a magnificent deer park and the 92-acre Nature Reserve, a treasured heritage asset to the Horsham district with its multiple habitats, wildlife and dominating Millpond. Providing ample parking, a cake-filled café, picnic facilities, trails and hides, there are attractions for the whole family. Access to the nearby Downs Link provides breath-taking routes for the avid cyclist, horse-rider or walker. Warnham has its own train station with direct links to London Victoria and Waterloo.

The vibrant town of Horsham is alive with regular markets and enticing shops. Horsham's transformation of Piries Place accommodates a contemporary Everyman cinema, reputable restaurants, bars and impressive high-quality shopping. Fine-dining and 5* spa hotels, pubs 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. For family fun, Horsham Park has significant attractions with a wildlife pond, swimming pools, tennis courts, café, aerial adventure, seasonal events and nature gardens.

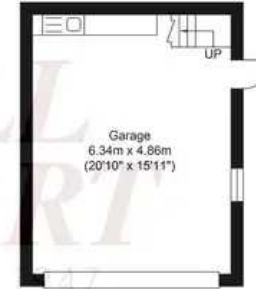




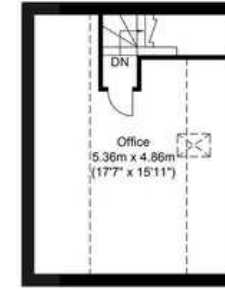
Ground Floor
Approximate Floor Area
916.54 sq ft
(85.15 sq m)



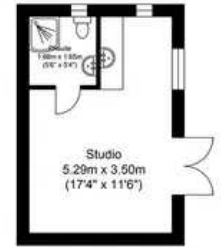
First Floor
Approximate Floor Area
628.07 sq ft
(58.35 sq m)



Outbuilding Ground Floor
Approximate Floor Area
332.06 sq ft
(30.85 sq m)



Outbuilding First Floor
Approximate Floor Area
332.06 sq ft
(30.85 sq m)



Outbuilding
Approximate Floor Area
200.20 sq ft
(18.60 sq m)



Approximate Gross Internal Area (Excluding Outbuildings) = 143.50 sq m / 1544.62 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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