



## 28 Warnham Court, Warnham, West Sussex, RH12 3QE

Guide Price £625,000 - £650,000

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## In brief...

- 3/4 double sized bedrooms
- Superbly presented 3 storey mews house
- Built in 2002 by Try Homes
- 2 allocated parking spaces
- Master bedroom with en suite
- Fantastic communal gardens extending to 14 acres
- An exclusive and well presented semi rural development
- Close to country walks, transport links, schooling and shopping facilities

A greatly improved and versatile 3/4 double, 1/2 reception room, 3 storey end of terrace mews house, built in 2002 by Try Homes with en suite, 2 allocated parking spaces and access to 14 acres of stunning communal gardens. The property is situated on an exclusive and highly regarded development in the grounds of a former manor house, with freedom to roam the breath-taking gardens and close to beautiful walks, excellent schooling, major transport links and shopping facilities within the village and nearby Horsham.

Tenure: Freehold

Council Tax Band: G

EPC Energy Efficiency Rating: C





## In more detail...

The accommodation comprises: storm porch, entrance hallway with 2 useful storage cupboards, modern cloakroom, utility room and family/dining/bedroom with newly installed media wall and French doors onto the gardens. The kitchen/breakfast room is refitted with an attractive range of Gloss units, Silestone work surfaces and integrated wine cooler, Siemens and Bosch appliances which extend to: 5 ring gas hob, extractor hood, oven, combi oven/microwave, fridge/freezer, dishwasher and washing machine. On the first floor there is a well proportioned bay fronted sitting room and master bedroom equipped with 2 sets of fitted wardrobes and remodelled en suite with digital shower. On the second floor there are 2 double sized bedrooms with ample storage and beautifully fitted family bathroom.

Benefits include alarm system, newly installed water cylinder, double glazed windows, gas fired central heating to radiators (Worcester Bosch combination boiler located in the kitchen/breakfast room), bespoke shutters, electric blinds, Karndean flooring and newly redecorated with mostly Farrow & Ball paint.

There are 2 designated parking spaces nearby, ample visitor bays and bike store. The impressive and well tended communal grounds and gardens extend to approximately 14 acres and are predominantly lawned with specimen trees, an orchard, bays of flowers on entry to the development, a Japanese sunken garden and Georgian steps and walls.

**NB. Site Charge: £2,953.44 (From 1st Jan 2024 To Dec 2024)**

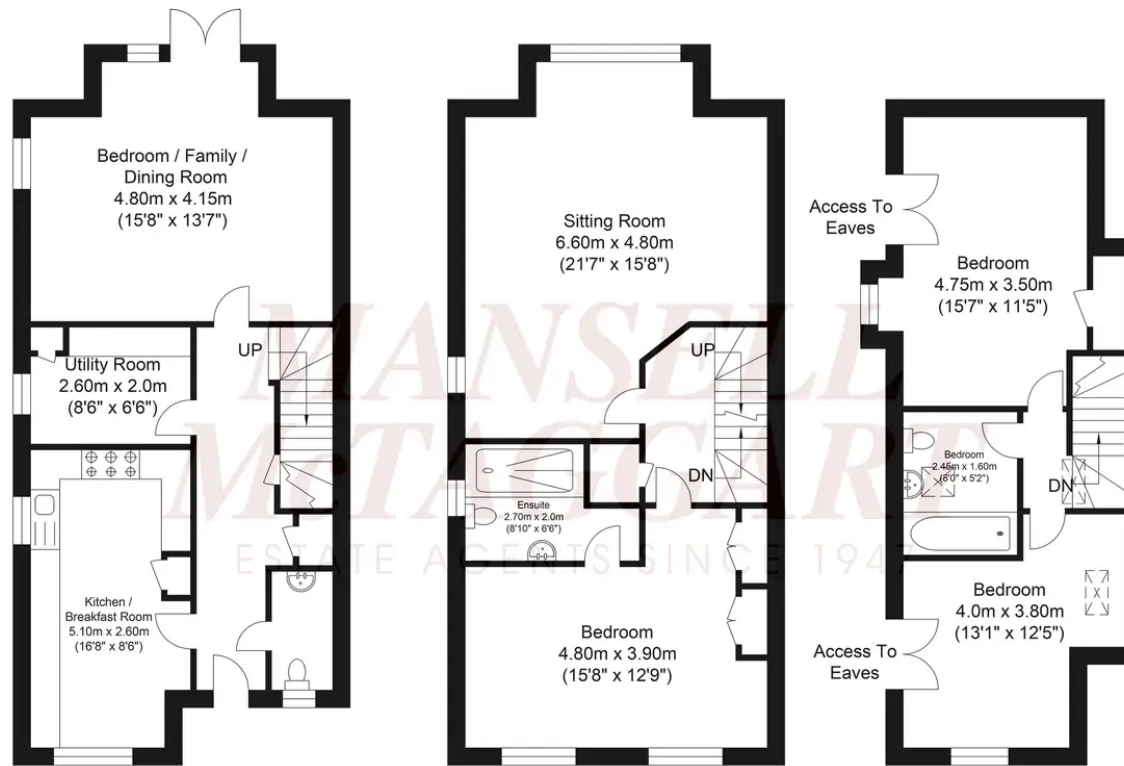
**Managing agents: Hunters Estate & Property Management**

## The location...

Warnham is a pretty and historic village with stunning country walks, close to Horsham. 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  
 583.83 sq ft  
 (54.24 sq m)

First Floor  
 Approximate Floor Area  
 628.93 sq ft  
 (58.43 sq m)

Second Floor  
 Approximate Floor Area  
 411.71 sq ft  
 (38.25 sq m)

Approximate Gross Internal Area = 150.92 sq m / 1624.48 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

# Mansell McTaggart Horsham

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