



10 School Hill, Warnham, West Sussex, RH12 3QN

Offers In Excess of £500,000

**MANSELL
McTAGGART**
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In brief...

- 2 well proportioned double bedrooms
- Stunning period home dating back to C16
- Fantastic garden with fine outlook over fields
- Beautifully presented accommodation
- No onward chain
- 2 bath/shower rooms
- Sitting room with Inglenook fireplace
- First time to market in 34 years
- Popular village location with amenities
- Studio with power

A rarely available and superbly presented 2 double bedroom, 2 reception room Grade II Listed house, built circa C16 with stunning 108' x 35' garden, beautiful outlook over fields and no onward chain.

Council Tax band: E

Tenure: Freehold





In more detail...

A rarely available and superbly presented 2 double bedroom, 2 reception room Grade II Listed house, built circa C16 with stunning 108' x 35' garden, beautiful outlook over fields and no onward chain. The property is situated in this ever so popular village, close to excellent schools, major transport links, shopping facilities and country walks.

The accommodation comprises: sitting room with Inglenook fireplace, inner hallway, refitted bathroom, dining room with French doors onto the garden and kitchen fitted with a modern range of gloss units, Silestone work surfaces and integrated appliances. Upstairs there are 2 well proportioned double bedrooms and re-modelled shower room.

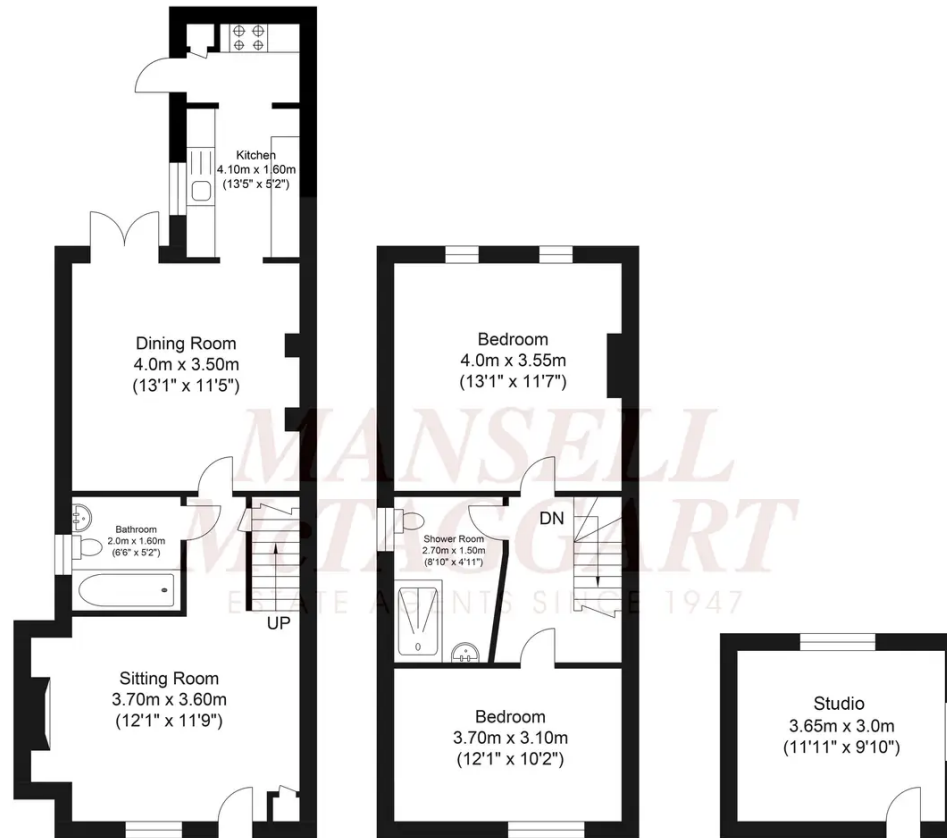
Benefits include gas fired central heating to radiators (boiler located in the kitchen), Oak flooring and shutters.

The 108' x 35' rear garden is a particular feature of the property and is predominantly lawned with well established borders and Sandstone patio. There are some fine views to the rear of the plot over an adjoining corn field and a useful brick/timber framed studio with power which offers multiple opportunities.

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
 531.52 sq ft
 (49.38 sq m)

First Floor
 Approximate Floor Area
 421.94 sq ft
 (39.20 sq m)

Outbuilding
 Approximate Floor Area
 117.86 sq ft
 (10.95 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 88.58 sq m / 953.46 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

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