



4 Farm Close, Warnham, RH12 3QT

£725,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 4 bedrooms
- 3 reception rooms
- Spacious and flexible house
- Built in 1962
- First time to market for 48 years
- Superb 0.25 acre plot
- Popular village location close to amenities
- Master bedroom with en suite
- Family sized kitchen/breakfast room
- Driveway, car port and garage

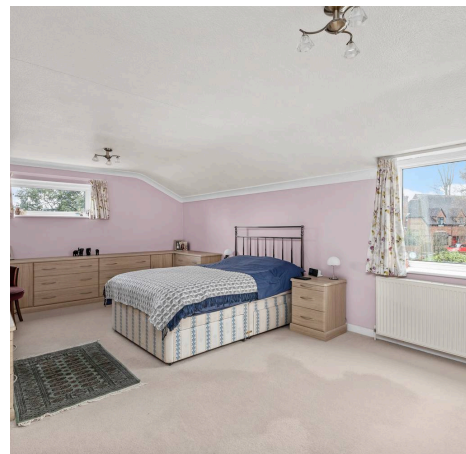
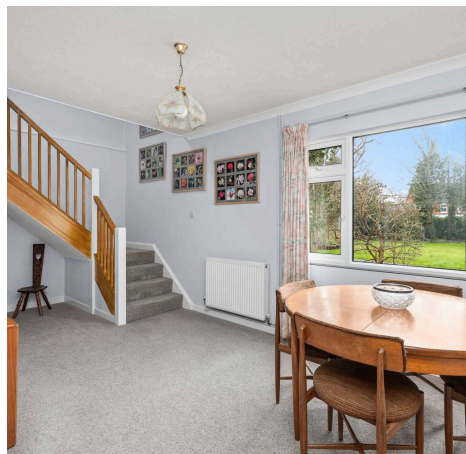
A rarely available and flexible 4 bedroom, 3 reception room detached house, built in 1962 with 21'3 x 15'3, kitchen/breakfast room, parking for 2 vehicles, car port, garage, fantastic 0.25 acre plot and no onward chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

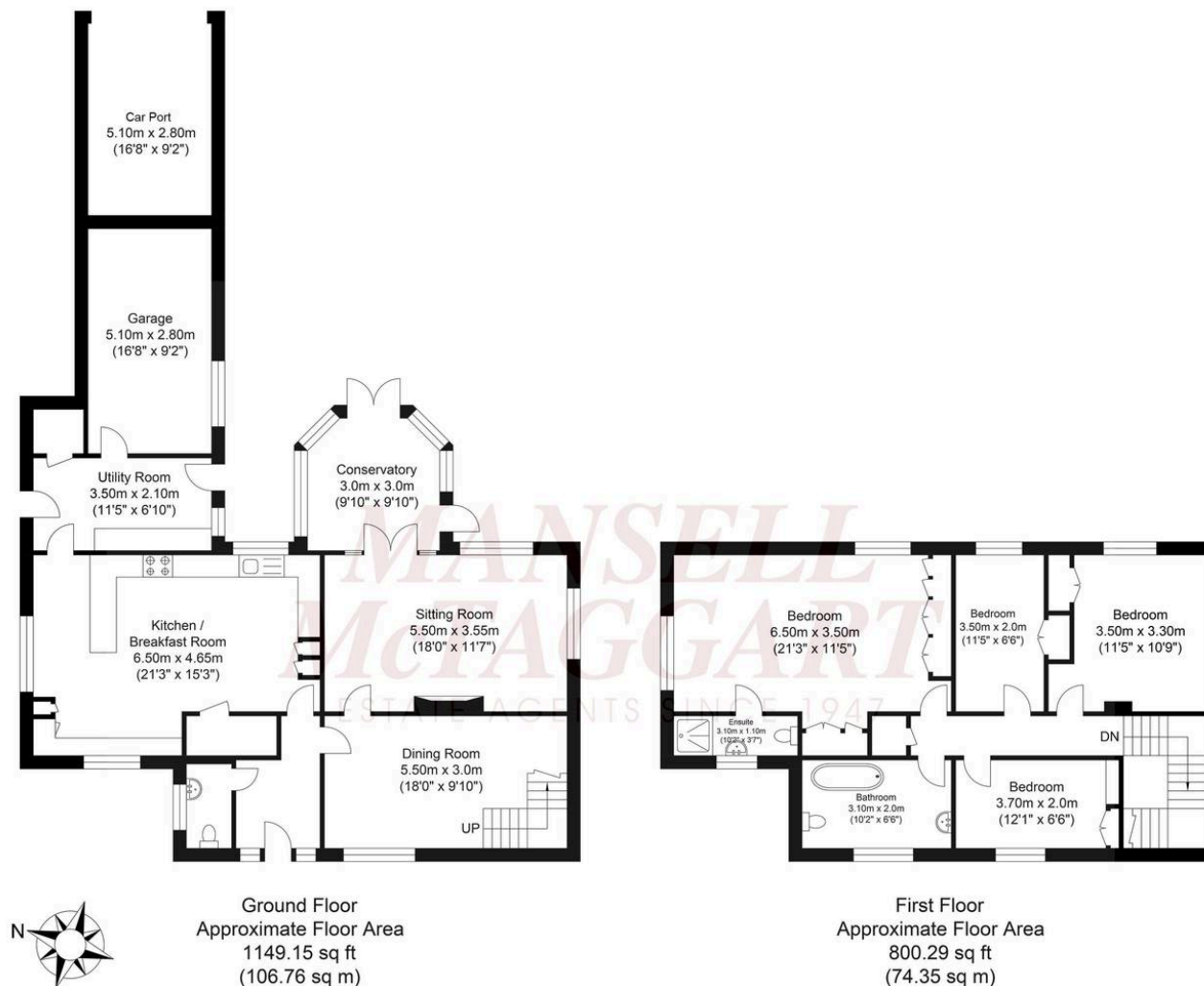




A rarely available and flexible 4 bedroom, 3 reception room detached house, built in 1962 with 21'3 × 15'3 kitchen/breakfast room, parking for 2 vehicles, car port, garage, fantastic 0.25 acre plot and no onward chain. The property is situated in this popular village, close to excellent schools, major transport links, shopping facilities and beautiful country walks. The accommodation comprises: entrance hallway, cloakroom, dining room, sitting room with wood burner and conservatory. From the hallway there is a family sized kitchen/breakfast room which has been enlarged and refitted with an attractive range of units, Granite work surfaces and integrated appliances. Off the kitchen/breakfast room there is a useful utility room with wood store and access into the integral car port. Upstairs there is a spacious master bedroom with ample fitted wardrobes and en suite shower room. There are 3 further well-proportioned bedrooms and family bath/shower room. Benefits include double glazed windows and gas fired central heating to radiators (Worcester Bosch boiler located in the kitchen). A driveway provides parking for 2 vehicles, leading to the 16'8 × 9'2 car port & 16'8 × 9'2 garage which lends itself for conversion into a gym, office or further accommodation. The overall plot is a particular feature of the property and extends to 0.25 acre. The 50' x 26' rear garden offers an excellent degree of privacy and is predominantly lawned with paved patio, BBQ area and rear access. The 118' x 62' (maximum measurement) front garden is a particular feature of the property and is lawned with mature border, and attracts a great deal of wildlife.

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.





Approximate Gross Internal Area (Including Garage) = 181.11 sq m / 1949.45 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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