



## 2 Geerings Cottages Dorking Road, Warnham, RH12 3RY

Guide Price £450,000 – £475,000

**MANSELL  
McTAGGART**  
— Trusted since 1947 —



- 3 double sized bedrooms
- 2 reception rooms
- Grade II Listed semi detached farmhouse
- Dating back to 1600s
- Greatly improved and retaining a wealth of character
- Driveway for 2 vehicles
- Superb 139' rear garden
- Close to excellent schools, walks, major transport links and shops

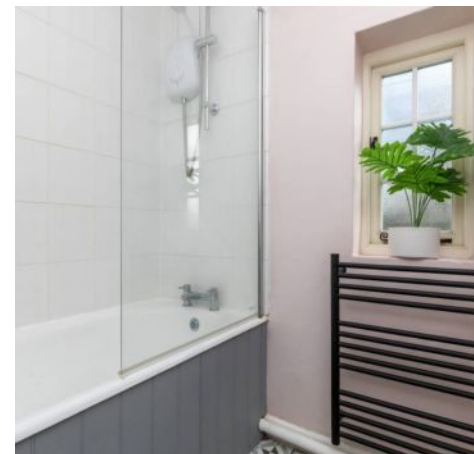
A charming and rarely available 3 double bedroom, 2 reception room Grade II semi detached farmhouse which dates back to 1600s and has been sympathetically refurbished by the current seller with driveway for 2 vehicles, glorious 139' garden and stunning outlook

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: G







A charming and rarely available 3 double bedroom, 2 reception room Grade II semi detached farmhouse which dates back to 1600s and has been sympathetically refurbished by the current seller with driveway for 2 vehicles, glorious 139' garden and stunning outlook. The property is situated on the outskirts of this ever so popular village, close to beautiful country walks, excellent schools, major transport links and Horsham town centre. The accommodation comprises: entrance hallway, cloakroom, dining room and sitting room with newly installed wood burner. Off the hallway there is a refitted kitchen, useful utility room and pantry. Upstairs there are 3 double sized bedrooms and re-modelled bathroom. Benefits include double glazed windows, secondary glazing, new electric heating, re-decorated and new flooring & carpeting. A driveway provides parking for 2 vehicles and an additional space could be created, if required. The 139' x 49' rear garden is a particular feature of the property and offers an excellent degree of privacy and fine outlook over adjoining fields. The garden is predominantly lawned with fruit trees, timber framed shed and decked seating area with pergola which is ideal for entertaining.







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 = 90.52 sq m / 974.34 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart, 26 Carfax, Horsham, RH12 1EE

01403 263000 • horsham@mansellmctaggart.co.uk • www.mansellmctaggart.co.uk

**MANSELL  
McTAGGART**  
 — Trusted since 1947 —