



Fallow House, Farm Close, Warnham, RH12 3QT

In Excess of £1,150,000

**MANSELL
McTAGGART**
— Trusted since 1947 —

- 5 double sized bedrooms
- 3 reception rooms
- Spacious and flexible detached house of 3,034 sq ft
- Built in 1999
- 3 bath/shower rooms
- Superb corner plot garden with stunning outlook
- Exclusive collection of 3 similar sized properties
- Driveway for 6 vehicles and double garage
- Popular village with amenities and close to Horsham

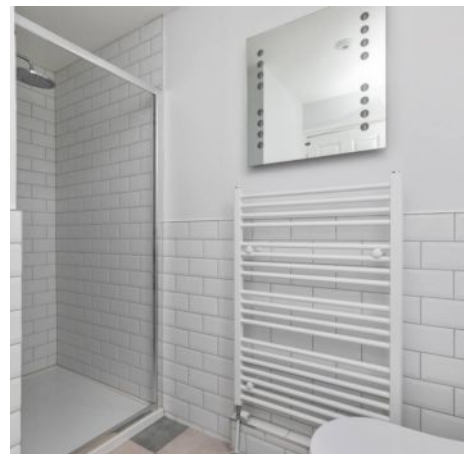
A spacious and superbly located 5 double bedroom, 3 reception room detached house of 3,034 sq ft, built in 1999 with 2 en suites, driveway for 6 vehicles, double garage and 0.17 acre corner plot garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



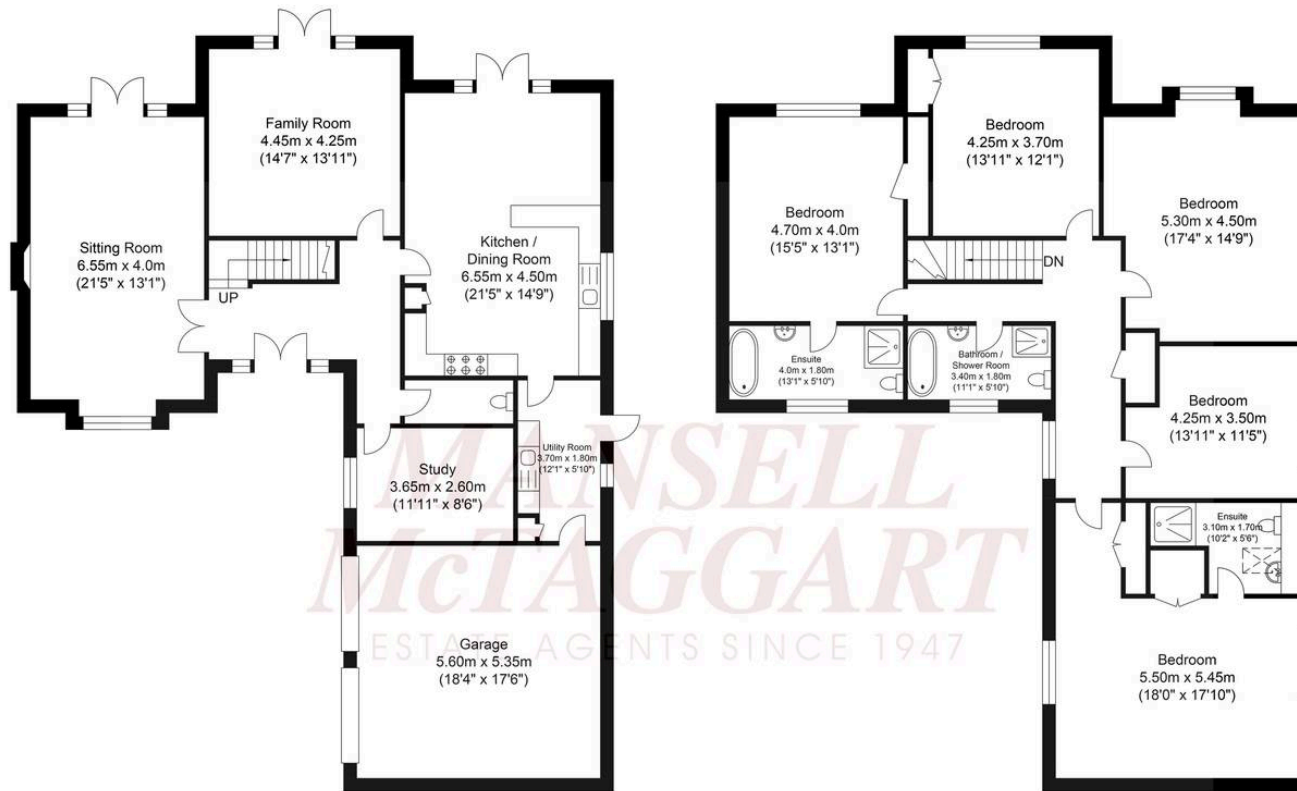


A spacious and superbly located 5 double bedroom, 3 reception room detached house of 3,034 sq ft, built in 1999 with 2 en suites, driveway for 6 vehicles, double garage and 0.17 acre corner plot garden. The property is nestled in an exclusive close of only 3 similar sized homes, within striking distance of excellent schools, major transport links, village amenities and fantastic country walks and footpath into Horsham. The accommodation comprises: family sized entrance hallway with storage, cloakroom, study/office, sitting room with open fire and French doors onto the garden and family room with double doors onto the garden. The kitchen/dining room is fitted with an attractive range of Oak units, Granite work surfaces and doors lead onto the patio. A useful utility room provides access into the double garage. On the first floor there is a decadent master bedroom with fitted wardrobes and refitted en suite shower room. A great sized guest bedroom also benefits from a fitted wardrobe and en suite bath/shower room. There are 3 additional double sized bedrooms and family bath/shower room. Benefits include double glazed windows, Oak flooring and gas fired central heating to radiators (Worcester Bosch combination boiler located in the double garage). A brick paved driveway provides parking for 6 vehicles, leading to the double garage with power and ample storage. The 0.17 acre corner plot garden is a particular feature of the property, offering an excellent degree of privacy with a fine outlook to the south eastern side of the plot. The 86' x 76' (maximum measurement) garden is lawned with substantial paved patio and further seating/entertaining area. This is simply a perfect space for a young family or family get-togethers.



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
1513.62 sq ft
(140.62 sq m)

First Floor
Approximate Floor Area
1521.15 sq ft
(141.32 sq m)

Approximate Gross Internal Area (Including Garage) = 281.94 sq m / 3034.77 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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