

WARHAMS, BUCKS GREEN, WEST SUSSEX



A DISTINGUISHED FARMHOUSE SET WITHIN 47 ACRES

A Grade II listed country farmhouse with a separate cottage,
paddocks, stabling and outbuildings with views across its own land.



Local Authority: Horsham District Council

Council Tax band: H (house) and D (cottage)

Tenure: Freehold

Services: Mains electricity, water and drainage. Oil-fired central heating (house), electric heaters (cottage).

Agents' note: Please note there are footpaths that cross the property. Please refer to the land plan on page 12.



THE PROPERTY

Warhams is a distinguished Grade II listed country house, believed to date from the thirteenth and sixteenth centuries, occupying a private position on the Sussex/Surrey border. The house displays an attractive combination of timber-framed, brick and tile-hung elevations, complemented by diamond-lead windows beneath a traditional Horsham slate roof.

The kitchen/breakfast room is located within a sympathetic later addition, thoughtfully designed to integrate with the original house, and is supported by a utility room. This wing also incorporates additional accommodation above, offering flexibility for ancillary use.









THE PROPERTY CONTINUED

The principal reception rooms comprise a welcoming reception hall, a well-proportioned drawing room with doors opening onto a flagstone terrace, and a panelled dining room of notable quality. A study, an additional room and a separate cloakroom provide further versatility for both formal and informal use.







FIRST FLOOR AND COTTAGE

The principal bedroom suite is well arranged, comprising a generous bedroom, en suite bathroom and dressing room (which could be used as a sixth bedroom). Two further bedrooms within the main house are served by a family shower room.

The secondary wing provides two additional bedrooms and a bathroom, offering potential for independent or staff accommodation.

Warhams Cottage, positioned to the south of the main house, includes two bedrooms, together with a kitchen and sitting room, providing useful ancillary accommodation for guests, staff or extended family.





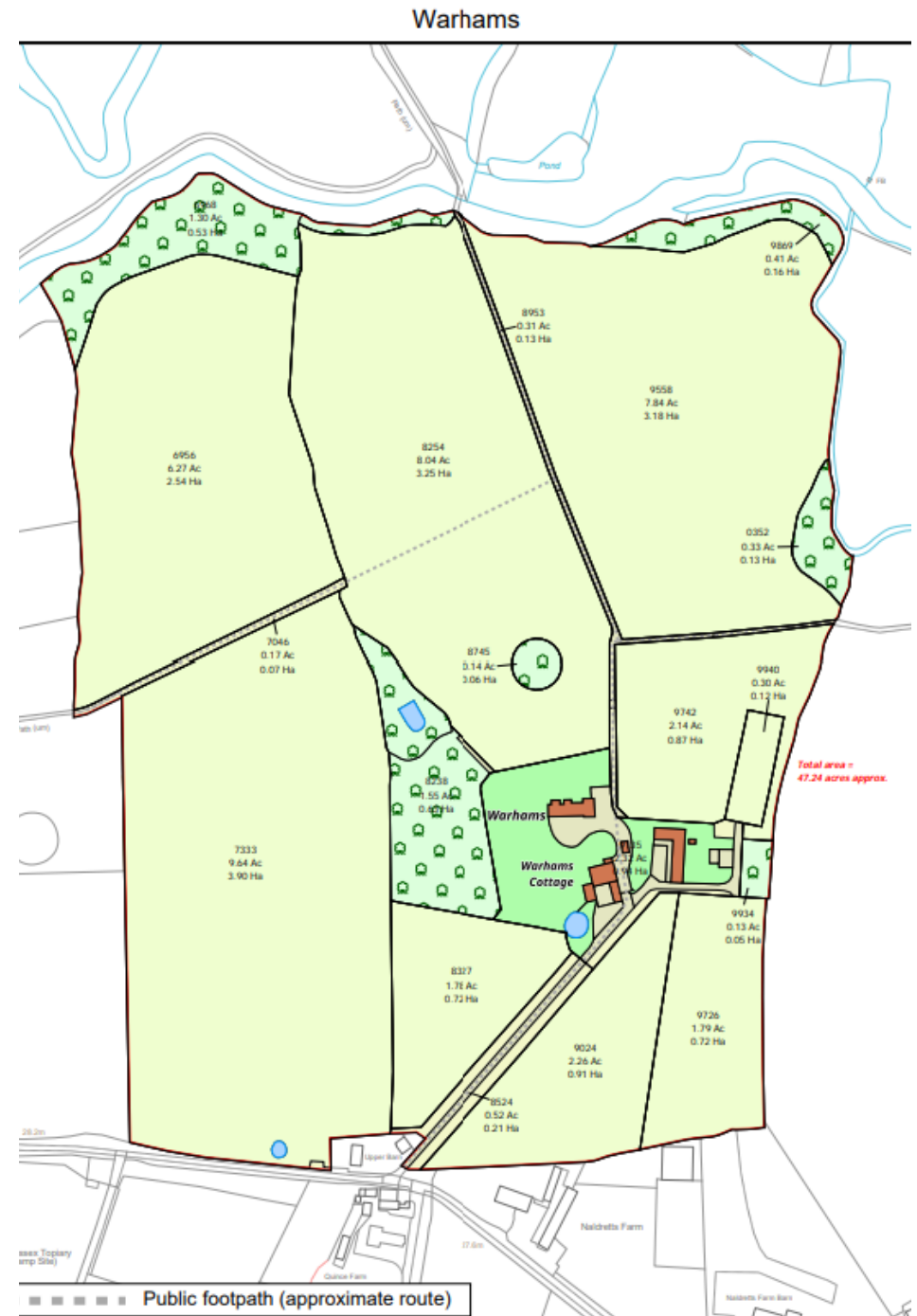


GARDENS AND GROUNDS

Warhams is approached via a sweeping private driveway to a turning circle at the front of the house, creating a strong sense of arrival.

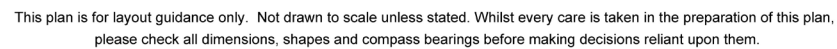
The land is a key feature, extending to approximately 47.2 acres, with well-defined fenced paddocks and a sand-school. Outbuildings include stables and barns for storage. The property provides privacy and a strong connection between the house, gardens and surrounding countryside.

The property benefits from an attractive outlook across its gardens, including a natural pond, and its extensive grounds, including Warhams Cottage and a range of outbuildings including a tithe barn with potential for conversion (subject to planning permission).





Total 8,927 sq. ft / 829.40 sq. m





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