



26 Warnham Road
Horsham, West Sussex, RH12 2QU
Guide Price £1,150,000 Freehold



COURTNEY
GREEN

Estate Agent • Letting Agent • Managing Agent

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A beautifully finished and substantially extended four double bedroom, 1920's detached family home, occupying an enviable elevated position on one of Horsham's most sought after roads, just a short walk from the park, train station, and town centre. Having been thoughtfully improved by the current owner, this impressive home offers bright, spacious and highly versatile accommodation, and retains a number of original features including bay window, fireplaces, and period internal joinery. The ground floor comprises an open-plan kitchen/breakfast room, and an exceptional sitting/dining room both of which form part of the rear extension, and enjoy direct access to the garden via bi-fold doors. In addition, there is a separate study/snug, a utility room and a cloakroom. To the first floor, the principal bedroom benefits from fitted wardrobes and an en suite shower room, the guest bedroom also enjoys its own en suite, there are two further double bedrooms, and a modern family bathroom. Outside, the rear garden is a particular feature, having been beautifully landscaped with a large paved patio, mature planting, a timber shed, an oak-framed garden room and a recently completed, fully insulated garden studio, providing excellent ancillary space for home working, hobbies or entertaining. Finished to a high specification throughout, this is an impressive and versatile family home combining character features with contemporary styling, in a highly convenient location, and offered to the market with no onward chain.

Entrance Hall A welcoming entrance hall with herringbone Karndean flooring, stairs rising to the first-floor landing, radiator, spotlighting, alarm control panel, and an understairs storage cupboard housing the electricity meter and fuse board. Doors lead to the open-plan sitting/dining room, kitchen/breakfast room, study, and cloakroom.

Sitting/Dining Room A wonderfully bright and spacious reception room forming part of the rear extension, arranged into defined sitting and dining areas. The dining area enjoys a front aspect window, radiator, natural stone tiled flooring, and a gas fireplace with stone surround creating an attractive focal point. Open to the dining area, the sitting room features a vaulted ceiling with Velux windows, bi-fold doors opening onto the rear garden, column radiators, high-level and recessed lighting, double doors to the entrance hall, and a high-level television point.

Kitchen/Breakfast Room A beautifully appointed bespoke hardwood in-frame kitchen fitted with an extensive range of eye and base level cabinets. Features include soft-close doors, dovetail joinery, display shelving, and tongue and groove panelling. Integrated appliances include a Neff dishwasher, together with space for an American-style fridge/freezer with built-in cabinetry surround. Silestone worktops and upstands are complemented by glass splashbacks. There is a Butler sink with routed drainer and mixer tap, together with space for a range-style cooker beneath a Rangemaster extractor hood. Open to the breakfast area, which also forms part of the extension, this space enjoys a vaulted ceiling with Velux windows, high-level lighting, bi-fold doors opening onto the rear garden, and a fitted dresser with storage and display shelving. A door leads to the utility room.

Utility Room A practical utility space fitted with base level cabinets and worktop, incorporating a one-and-a-half bowl enamel sink with mixer tap. Wall-mounted Worcester Bosch boiler, space and plumbing for a washing machine, space for a tumble dryer, radiator, downlighting, extractor fan, obscure side aspect window, and side door providing external access.

Study Formerly the dining room, this versatile additional reception room is currently used as a study/snug. Featuring a front aspect bay window with fitted plantation shutters, radiator, fireplace with ornate cast iron surround, and wall-mounted electric heater.

Cloakroom Fitted with a continuation of the herringbone Karndean flooring, half-height timber wall panelling, concealed dual flush WC, and wall-hung wash hand basin. The secondary boiler is also located here.

Stairs rise to the **First-Floor Landing** where there is an airing cupboard housing the hot water tank with shelving above, downlighting, loft hatch, and doors to all bedrooms.

Principal Bedroom A generous double bedroom with front aspect window, radiator, full-width fitted wardrobes, and door to the

En Suite Shower Room Comprising a walk-in shower cubicle with Aqualisa shower, wash hand basin, heated towel radiator, tiled flooring, full-height wall tiling, downlighting, and extractor fan.

Guest Bedroom A double bedroom with rear aspect window, radiator, and door to the

Guest En Suite Shower Room A modern white suite comprising a corner shower cubicle with concealed shower mixer and attachment, dual flush WC, wash hand basin with mixer tap, half-height wall tiling, tiled floor, heated towel radiator, downlighting, extractor fan, and obscure rear aspect window.

Bedroom Three A double bedroom with front aspect window and radiator.

Bedroom Four A further double bedroom with rear aspect window and radiator.

Family Bathroom Fitted with a modern suite comprising a panel-enclosed bath with mixer tap and handheld shower attachment, vanity wash hand basin with mixer tap, dual flush WC, illuminated mirror, heated towel radiator, downlighting, obscure side aspect window, half-height wall tiling, and tiled flooring.

OUTSIDE

To the front, a resin gravel driveway provides off road parking for numerous cars, and to the rear, the garden is a delight, extending to approximately 125 feet in length and having been beautifully landscaped by the current owner. Immediately adjoining the rear of the house is a large paved patio, creating an excellent space for outdoor entertaining. Beyond are well-maintained areas of lawn bordered by mature shrubs and trees, with a stepping stone pathway leading to the far end of the garden.

There is a timber shed with power and lighting, together with a recently completed garden studio, and an oak framed gym room with covered area for a hot tub. In addition, there is an oak-framed garden room with pitched tiled roof and attractive oak cladding. This versatile room is currently used as a gym, but would also work well as a work from home space.

Oak Framed Gym Room With pitched tiled roof, attractive oak cladding, and bi-folding doors this versatile room is currently used as a gym, but would also work well as a work from home space. Internally, there are multiple power points, electric heating, a vaulted ceiling with exposed timbers, a side aspect window, and Karndean flooring.

Garden Studio A recently completed and highly versatile garden studio, finished to an excellent standard. Fully insulated and fitted with downlighting, its own electricity supply, multiple power points, electric radiator, side aspect window, and front aspect bi-fold doors. The covered entrance has downlighting, wall lights, and inset deck lighting. Internally, the studio is beautifully finished with Karndean flooring and bespoke Venetian plastered walls.

Council Tax Band - F

Agent's Note: We strongly advise any intending purchaser to verify the above with their legal representative before committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.

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