

Henleys Barn, Andrews Farm, Station Road, Warnham, Horsham, RH12 3SP

Guide Price £950,000

COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent









Tenure: Freehold

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 2

An exquisitely finished and highly individual barn conversion, occupying a plot of just under one acre within an exclusive rural development on the outskirts of Warnham village. Purchased by the current owner in 2011 as an empty shell, the property has since undergone an extensive programme of works, completed to an exacting standard. The result is a truly exceptional home, combining the character of the original building with beautiful finishes and an impressive attention to detail throughout. First impressions certainly do not disappoint.

Entrance Hall
The formal entrance to Henleys Barn is through a magnificent glazed gable end, with double doors opening into an impressive reception hall. Beautifully finished with large-format floor tiling, oak architraves and skirting boards, recessed downlighting and bespoke timber double-glazed windows. Doors lead to the sitting room, principal bedroom, two further bedrooms and family bathroom, while a substantial double-width coats cupboard provides excellent storage.

Sitting Room
A spacious, light-filled room enjoying a dual aspect, with two rear-facing windows and bifold doors opening onto the patio. A wood-burning stove with an attractive cast iron surround and slate hearth forms the central focal point. There is downlighting, spotlights, media points and a Bose surround-sound speaker system. A door leads through to the kitchen and dining room.

Kitchen and Dining Room
The shaker style kitchen comprises a range of eye and base level cabinets and drawers, complemented by granite worktops. Integrated appliances include two Smeg ovens, a Smeg four-zone induction hob with a concealed extractor hood above, and a dishwasher. An extension of the granite worktop forms a useful breakfast bar, with additional storage beneath. There is space for an American-style fridge freezer, together with a composite one-and-a-half-bowl sink and drainer with a mixer tap. The kitchen opens into a generous dining area, also with a vaulted ceiling. Large-format floor tiles run across the room, while front and side facing windows overlook the garden and courtyard respectively. Double doors open onto the courtyard, and there is an understairs storage cupboard and access to the utility room. A staircase rises to a mezzanine overlooking the kitchen and dining room, with a glass balustrade, storage, lighting and power.

Utility Room
A practical utility room fitted with matching cabinetry and granite worktops, incorporating a composite sink and drainer with a mixer tap. There is space and plumbing for a washing machine and space for a tumble dryer. A cupboard houses the Worcester Bosch heat pump. Further features include heating controls, an extractor fan, downlighting and a loft hatch. A window overlooks the courtyard, while a stable door opens onto the rear garden.

Principal Bedroom
A generous principal bedroom suite with a front facing window, bespoke fitted wardrobes and a walk-in wardrobe with hanging space, shelving and lighting. Additional features include a Bose surround-sound system, a high-level media point for a wall-mounted television and downlighting. A door opens into the en suite shower room.

En Suite Shower Room
A beautifully finished shower room featuring an oversized walk-in shower with a wet-room floor, concealed controls, a wall-mounted shower attachment and a rainfall showerhead. The suite also includes a heated towel radiator, a tiled recess, a WC with concealed dual flush, a bidet and a countertop wash hand basin with a mixer tap and storage beneath. Large format wall and floor tiles, downlighting and an extractor fan complete the room. A side-facing window overlooks the courtyard.

Bedroom Two
A double bedroom with a rear facing window overlooking the courtyard, downlighting and a fitted double wardrobe.

Bedroom Three
A further double bedroom with a rear facing window overlooking the courtyard, fitted display shelving and downlighting. A large fitted wardrobe provides shelving, hanging space and integrated lighting. There is also a loft hatch.

Family Bathroom
A well appointed bathroom featuring a freestanding bath with centrally positioned filler fittings and an oversized walk-in shower with a wet-room floor, concealed controls, a wall-mounted shower attachment and a tiled recess. Further fittings include a heated towel radiator, a vanity wash hand basin with a mixer tap and storage beneath, a WC with concealed dual flush, large format floor and wall tiles, an extractor fan and a shaver point. A rear-facing window overlooks the courtyard, and a linen cupboard provides shelving and lighting.

Outside
Henleys Barn occupies a plot of just under an acre in an attractive position at the end of the small, individual development at Andrews Farm. Five-bar gates open onto a private driveway providing parking for several vehicles. The rear garden is a particular highlight, arranged into distinct areas. A courtyard enclosed by a retaining wall features raised planting beds, established trees and shrubs, and seating areas. It opens onto a partially completed architectural water feature, offering scope for a purchaser to enjoy the space as it currently is or adapt the area to create a decked or paved seating area. A raised timber pergola with power and lighting provides an elevated seating area with far-reaching views across the surrounding countryside. This leads to a further area of shingle and an expansive lawn, where a substantial pond forms an attractive focal point. The L-shaped layout of the barn also creates a wonderfully private courtyard garden accessed from the kitchen. Paved and attractively landscaped, it features established planting, seating and covered areas.

Additional Information

EPC	- C
Council Tax Band	- E

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Approximate Gross Internal Area 1683 sq ft - 156 sq m









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