



**Little Cross, Church Street,  
Warnham, RH12 3QR**

**Asking Price  
£580,000**

**01403 272022  
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**Residential sales, lettings,  
land and new homes.**

## Little Cross, Church Street, Warnham, RH12 3QR



### LOCATION

This beautiful home is located within the heart of the sought after village of Warnham. This small English village has tones of charm and boasts a village store, primary school, two public houses and station, which provides links to London and can make it ideal for commuting. Horsham's busy town centre can be found just 2 miles south of the village, offering a wide variety of national chain and independent shopping facilities, including a large John Lewis and Waitrose store, along with a vibrant restaurant and cafe culture.

### PROPERTY

Tenure: Freehold

This beautifully presented 3 bedroom home combines modern living with character and charm. Bright and well maintained throughout, the property offers spacious and comfortable accommodation ideal for a range of buyers. As you enter, you step straight into the heart of the home and are met with a stylish, modern kitchen with sleek cabinetry, integrated appliances and ample worktop space, complemented by a large window that fills the room with natural light and overlooks the courtyard garden. There is also space for a dining table, creating a practical and sociable setting.

There is a spacious living area with warm wooden flooring and French doors that open directly onto the garden, allowing plenty of natural light and a seamless connection to the outdoor space. A contemporary wood-burning stove adds warmth and character to the room. Upstairs, there are three generously sized bedrooms all doubles and this offers remarkable flexibility, whether for family accommodation, guest suites, or home working spaces. The primary bedroom also features a En-Suite and plenty of space for built in wardrobes. Finishing off the upstairs accommodation is a family shower room with a large walk in shower.

### OUTSIDE

The property benefits from a private courtyard garden, designed for low maintenance with gravelled areas and paved pathways. The space provides a pleasant outdoor setting with room for seating and potted plants, complemented by trellis fencing and established greenery. To the side, there is a spacious driveway providing off-street parking for multiple vehicles, along with access to a garage.





**Buses**

1 minute walk



**Shops**

Village Store  
3 minute walk



**Trains**

Warnham – 1.1 miles  
Horsham – 2.9 miles



**Airport**

Gatwick  
14.9 miles



**Roads**

M23  
7.7 miles



**Sport & Leisures**

Warnham Gym  
2 minute walk



**Rental Income**

£2,000 pcm



**Schools**

Warnham Primary  
Tanbridge House



**Fibre Broadband**

Up to 1600 Mbps

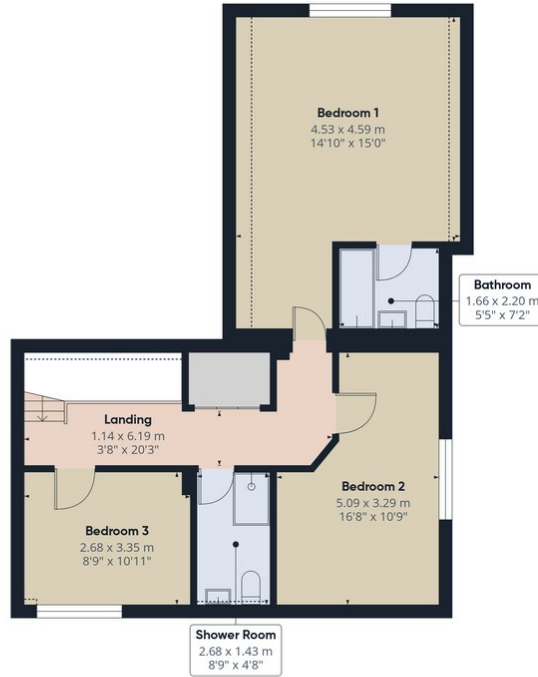


**Council Tax**

Band E



Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**  
 125.6 m<sup>2</sup>  
 1351 ft<sup>2</sup>

**Reduced headroom**  
 3.3 m<sup>2</sup>  
 35 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

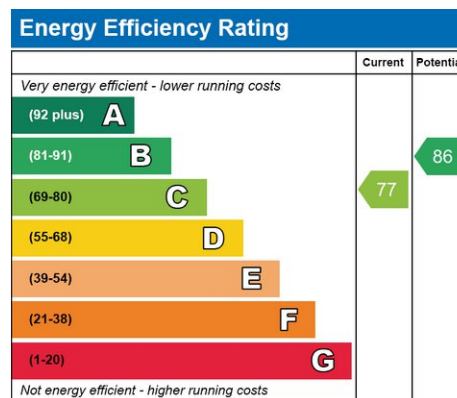
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

### Map Location



### EPC Rating



Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)