



WARNHAM, WEST SUSSEX

BEAUTIFUL GRADE II LISTED DETACHED HOME IN THE HEART OF WARNHAM VILLAGE. FULL OF GEORGIAN CHARACTER WITH SASH WINDOWS, SHUTTERS AND FIREPLACES, GENEROUS WRAPAROUND GARDEN, PARKING FOR 4/5 CARS, HOME OFFICE AND PREVIOUS PLANNING PERMISSION FOR A STUNNING KITCHEN EXTENSION, GARAGE AND ANNEX.

PROPERTY FEATURES

HOUSE

A BEAUTIFUL GRADE II LISTED, EARLY 19TH-CENTURY GEORGIAN-STYLE DETACHED HOME, YEW TREE HOUSE COMBINES WONDERFUL PERIOD CHARACTER WITH A COMFORTABLE, PRACTICAL FEEL. THE HOUSE IS EXCEPTIONALLY LIGHT, WITH ELEGANT SASH WINDOWS BRINGING NATURAL LIGHT INTO THE PRINCIPAL ROOMS.

ORIGINAL FEATURES INCLUDE WOODEN SHUTTERS, WOODEN FLOORING, FIREPLACES AND THE ORIGINAL HOLMES & COOPER SERVANTS' BELL BOX.

THE SITTING ROOM HAS A RECENTLY FITTED WOOD-BURNING STOVE, WHILE THE DINING ROOM PROVIDES PLENTY OF SPACE FOR FAMILY MEALS AND ENTERTAINING. THE KITCHEN HAS A DISTINCTIVE HERRINGBONE BRICK FLOOR AND DIRECT ACCESS TO THE GARDEN, WITH A USEFUL UTILITY ROOM PROVIDING ADDITIONAL STORAGE AND WORKSPACE.

A VERSATILE STUDY CAN ALSO WORK AS A FOURTH BEDROOM, SNUG OR GUEST ROOM. UPSTAIRS ARE THREE BRIGHT, WELL-PROPORTIONED BEDROOMS, WITH THE PRINCIPAL BEDROOM BENEFITING FROM A DRESSING ROOM, FITTED WARDROBES AND EN-SUITE SHOWER ROOM.

PLANNING PERMISSION HAS BEEN GRANTED FOR A GROUND-FLOOR KITCHEN EXTENSION WITH A LARGE ROOF LANTERN, TOGETHER WITH PLANS FOR A DOUBLE CARPORT AND ANNEX, OFFERING EXCITING POTENTIAL TO FURTHER ENHANCE THE HOUSE.



OUTSIDE

THE GARDENS ARE A REAL HIGHLIGHT, WRAPPING AROUND THREE SIDES OF THIS GENEROUS CORNER PLOT DESPITE THE HOUSE BEING RIGHT IN THE HEART OF THE VILLAGE. MAINLY LAID TO LAWN WITH ESTABLISHED PLANTING, RAISED VEGETABLE BEDS AND A MATURE YEW TREE TO THE FRONT, THEY PROVIDE PLENTY OF SPACE FOR FAMILY LIFE AND ENTERTAINING.

A PATIO AND PERGOLA CREATE A LOVELY SPOT FOR OUTDOOR DINING, WHILE THE FULLY DOG-PROOF GARDEN IS PERFECT FOR FOUR-LEGGED FAMILY MEMBERS. A DETACHED HOME OFFICE AWAY FROM THE MAIN HOUSE.

THE DRIVEWAY IS ACCESSED FROM BELL ROAD AND PROVIDES PARKING FOR APPROXIMATELY FIVE CARS, WHILE A PEDESTRIAN GATE OPENS DIRECTLY ONTO SCHOOL HILL AND THE VILLAGE BEYOND.

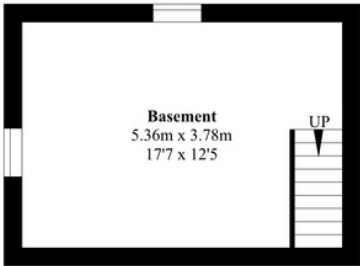


YEW TREE HOUSE HAS THE GRANDEUR, CHARACTER AND INDIVIDUALITY OF A MUCH LARGER PERIOD HOME, BUT WITH A WONDERFULLY MANAGEABLE FEEL. BRIGHT, WELCOMING AND FULL OF ORIGINAL CHARM, IT OFFERS THE OPPORTUNITY TO ENJOY VILLAGE LIFE NOW, WHILE HAVING THE SPACE AND POTENTIAL TO MAKE IT WORK EVEN BETTER FOR THE FUTURE.



THE AREA

YEW TREE HOUSE ENJOYS A WONDERFULLY CENTRAL POSITION IN THE HEART OF WARNHAM VILLAGE, WITH THE PRIMARY SCHOOL, VILLAGE SHOP, BUTCHER, GYM AND POPULAR LOCAL PUB ALL WITHIN EASY WALKING DISTANCE. WHILE THE STRONG COMMUNITY SPIRIT MEANS THERE IS ALWAYS SOMETHING HAPPENING. THE LOCAL PUB PROVIDES AN EASY PLACE TO MEET FRIENDS, AND THE SURROUNDING COUNTRYSIDE OFFERS WONDERFUL OPPORTUNITIES FOR WALKING AND ENJOYING THE OUTDOORS. HORSHAM IS 5MINS AWAY BY CAR.



Basement



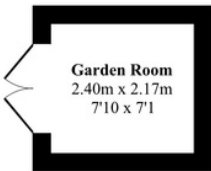
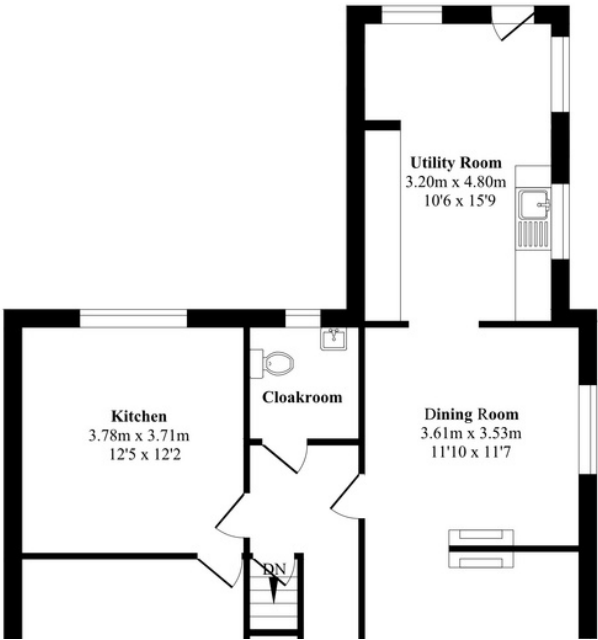
School Hill, Warnham

Approximate Internal Area
Total: 1701 sq ft / 158.0 sq m

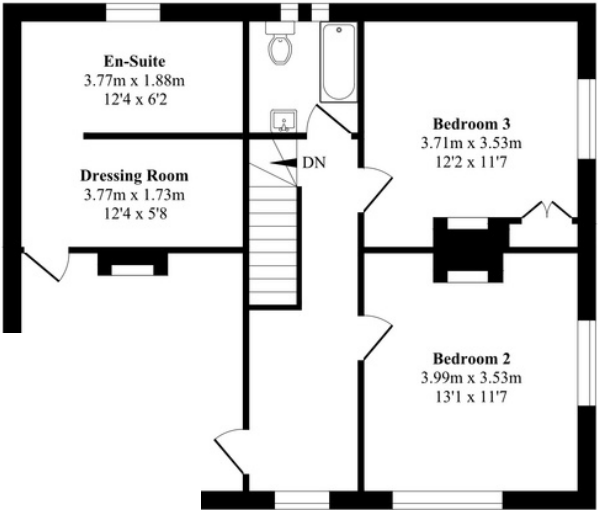
Floor plan for illustrative purposes only. Features and room dimensions may not be to scale. However every care has been taken to provide accurate measurements.



IMAGE OF THE PLANNED REAR EXTENSION



Outbuilding



COUNCIL TAX BAND: G
COUNCIL: HORSHAM DISTRICT COUNCIL
SERVICES: GAS FIRED HEATING, MAINS SEWERAGE
TENURE: FREEHOLD

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