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Sales.







Bell Road, Warnham,
Horsham, West Sussex,
RH12 3QJ

Offers in excess of £630,000

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Residential sales, lettings,
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RH12 3QJ

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LOCATION
This beautiful home is situated on Bell Road in the heart of the sought-after village of Warnham. This quintessential English village is full of charm and charm and character, offering a village store, primary school, parish church, two traditional public houses and a railway station providing regular services to Horsham, Gatwick Airport and London, making it an excellent choice for commuters. Surrounded by picturesque countryside and an abundance of walking routes, Warnham enjoys a peaceful village atmosphere whilst remaining conveniently connected to larger towns and transport links.Horsham's thriving town centre lies just 3 miles to the south and provides an extensive range of national independent retailers, including a large John Lewis & Waitrose store, together with a vibrant selection of restaurants, cafes and leisure facilities, catering for all aspects of modern living.

PROPERTY
This beautifully presented character home combines period charm with stylish contemporary improvements to create a unique and inviting living environment. The ground floor centres around an impressive dual-aspect living room extending to over 25 feet in length, providing an excellent space for both relaxing and entertaining. Adjacent is a separate dining room, ideal for formal dining or family gatherings, whilst the fitted kitchen offers practical workspace and storage, complemented by a useful utility/laundry area and separate cloakroom. Upstairs, the property offers three well-proportioned bedrooms, including a generously sized principal bedroom enjoying delightful rural views. The remaining bedrooms are currently arranged as home office spaces, demonstrating the flexibility of the accommodation, and could equally serve as guest bedrooms, children's rooms or hobby spaces to suit individual requirements. Throughout the property, neutral décor, quality flooring and thoughtful styling create a bright and welcoming atmosphere. Of particular note is the striking first-floor bathroom, featuring contemporary fittings, a large walk-in shower and bold design elements that add real personality to the home. The property offers an excellent opportunity for buyers seeking a characterful village home with modern comforts, ideal as a first purchase, downsizing option or countryside retreat within easy reach of Horsham.

OUTSIDE & PARKING
The property is set back from the road and benefits from a generous driveway providing off-road parking for multiple vehicles. The driveway continues along the side of the property, offering convenient access to the rear garden. A particular feature of the home is the impressive rear garden, which enjoys and excellent degree of privacy and extends to a substantial length. Predominantly laid to lawn and bordered by mature hedging and established shrubs, the garden provides a wonderful space for families, entertaining and outdoor enjoyment. A patio area adjacent to the property offers the perfect spot for garden furniture and al fresco dining during the warmer months.













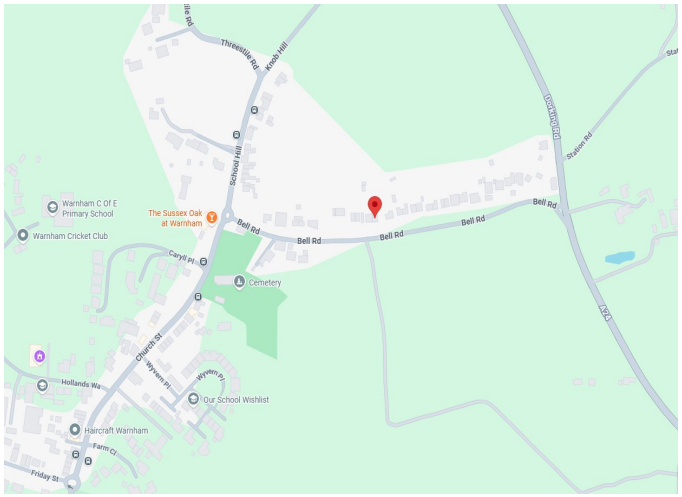


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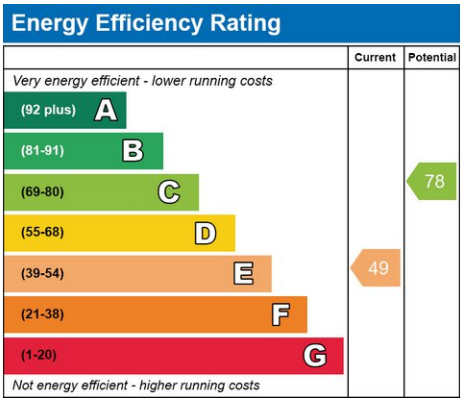
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Map Location



EPC Rating



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horshamsales@brocktaylor.co.uk

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has no been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.