



**REBECCA
BATCHELOR**

INTERNATIONAL BRAND - LOCAL ESTATE AGENT



FRIDAY STREET, WARNHAM

CHARMING GRADE II LISTED COTTAGE IN THE BEAUTIFUL VILLAGE OF WARNHAM, THIS COTTAGE BLENDS PERIOD CHARACTER WITH MODERN COMFORT. FLEXIBLE 2-3 BEDROOMS, VAULTED KITCHEN/DINER AND SOUTH-FACING PRIVATE REAR GARDEN

PROPERTY FEATURES

HOUSE

“ORIGINALLY THE HOME OF THE LOCAL BLACKSMITH, BUILT IN APPROXIMATELY 1740 THIS QUINTESSENTIAL ENGLISH COTTAGE OFFERS SPACE, CHARM & VILLAGE LIFESTYLE AT ITS HEART.

SET ALONG THE EVER-POPULAR FRIDAY STREET, ELEVATED AND FULL OF CHARM, THIS PRETTY COTTAGE IMMEDIATELY DRAWS YOU IN WITH ITS WARMTH AND PERSONALITY. LOCATED RIGHT IN THE HEART OF WARNHAM VILLAGE, THIS EXTENDED GRADE II LISTED COTTAGE OFFERS A RARE OPPORTUNITY TO ENJOY THE VERY BEST OF COUNTRY LIVING - WHERE CHARACTER, COMMUNITY AND COMFORT COME TOGETHER EFFORTLESSLY.

STEPPING INSIDE, YOU ARE WELCOMED INTO A TRADITIONAL COSY SITTING ROOM CENTRED AROUND A WOOD-BURNING STOVE AND EXPOSED BRICK FIREPLACE - THE KIND OF SPACE MADE FOR WINTER EVENINGS, SOFT LIGHTING AND RELAXED LIVING.

CURRENTLY ARRANGED AS A FLEXIBLE TWO/THREE-BEDROOM HOME, IT PERFECTLY ADAPTS TO MODERN LIFE WHILE RETAINING ALL THE PERIOD FEATURES YOU WOULD HOPE FOR.

THE GROUND FLOOR BEDROOM (ONCE THE MAIN SITTING ROOM) IS EQUALLY FULL OF CHARACTER, WITH ITS OWN FIREPLACE, WOODBURNING STOVE, BEAUTIFUL BEAMS AND A PEACEFUL ATMOSPHERE. WITH ITS OWN STUDY NOOK, OFFERING FLEXIBILITY TO SUIT YOUR LIFESTYLE.

TO THE REAR, THE COTTAGE OPENS INTO A SURPRISINGLY LIGHT AND AIRY KITCHEN/DINING SPACE - A TRUE HEART OF THE HOME. THE VAULTED CEILING CREATES A WONDERFUL SENSE OF SPACE AND HEIGHT RARELY FOUND IN A PERIOD COTTAGE, WHILE THE GARDEN OUTLOOK AND DOUBLE ASPECT BRING IN NATURAL LIGHT THROUGHOUT THE DAY. IT'S A GREAT SIZED SPACE WITH A DINING TABLE AND A HIDDEN SEPARATE UTILITY AREA.

THE MODERN BATHROOM, FEATURING A ROLL-TOP BATH FOR LONG, RELAXING SOAKS, ALONGSIDE A SEPARATE WALK-IN SHOWER FOR EVERYDAY EASE.

UPSTAIRS, TWO COMFORTABLE DOUBLE BEDROOMS PROVIDE CALM AND PRIVACY. THE MAIN BEDROOM BENEFITS FROM ITS OWN EN-SUITE AND BUILT-IN STORAGE, WHILE THE SECOND BEDROOM OFFERS FURTHER FITTED CUPBOARDS AND EXPOSED BRICK WORK.

OUTSIDE

THE GARDEN HAS A SUNNY, SOUTHERLY-FACING SPACE. A PATIO AREA PROVIDING THE PERFECT SETTING FOR ALFRESCO DINING, WHILE STEPS LEAD UP TO AN ELEVATED LAWN WITH A STRIKING MONKEY PUZZLE TREE. WITH AN EXISTING SHED ON ONE SIDE AND THE OTHER WITH SCOPE TO INTRODUCE A GARDEN ROOM - IDEAL AS A HOME OFFICE, GYM OR CREATIVE SPACE.



THE AREA

LIFE HERE IS AS MUCH ABOUT THE SETTING AS THE HOME ITSELF. WARNHAM IS A THRIVING AND WELCOMING VILLAGE, OFFERING EVERYTHING YOU NEED DAY-TO-DAY - FROM A WELL-STOCKED VILLAGE SHOP AND AWARD-WINNING BUTCHERS, TO A PRE-SCHOOL, PRIMARY SCHOOL, HAIRDRESSER AND CHARMING LOCAL PUBS.

ONE OF THE MOST UNIQUE LIFESTYLE ASPECTS OF THIS HOME IS ITS CONNECTION TO THE NEIGHBOURING PUB, THE GREETS INN. RATHER THAN BEING A DRAWBACK, IT BECOMES PART OF THE EXPERIENCE:

“THE PUB IS A GREAT NEIGHBOUR, THE PART THAT ADJOINS OUR HOME IS THE RESTAURANT, WHICH IS QUIET AND ALMOST ALWAYS EMPTY BY 9PM. THE FOOD IS GREAT - A LOVELY PLACE WHERE WE MEET FAMILY AND FRIENDS. THE PUB HAS ONLY ONCE BEEN NOISY IN THE PAST 5 YEARS, AND THEY WARNED US AS IT WAS CLOSED FOR A LOCAL WEDDING, AND WE WERE INVITED!” OWNER

SURROUNDED BY BEAUTIFUL COUNTRYSIDE WALKS YET WITHIN EASY REACH OF HORSHAM, WITH ITS WIDER AMENITIES AND DIRECT TRANSPORT LINKS, THIS IS A HOME THAT OFFERS THE PERFECT BALANCE BETWEEN RURAL VILLAGE LIFE AND EVERYDAY CONVENIENCE.

HORSHAM TOWN PROVIDES A COMPREHENSIVE RANGE OF BOTH SHOPPING LEISURE AND RECREATIONAL FACILITIES TOGETHER WITH A MAINLINE RAIL SERVICE TO LONDON. (VICTORIA & LONDON BRIDGE). IT ALSO PROVIDES SOME EXCELLENT SECONDARY SCHOOLS - MILLAIS, FOREST, TANBRIDGE AND BOHUNT. WITH INDEPENDENT SCHOOLS ATELIER, COTTESMORE, FARLINGTON, PENTHORPE, CHRIST HOSPITAL, HANDCROSS PARK & WORTH WITHIN 30MINS.



*This is more than just a cottage -
it's a way of life. A place to slow
down, entertain, connect and truly
feel at home.*





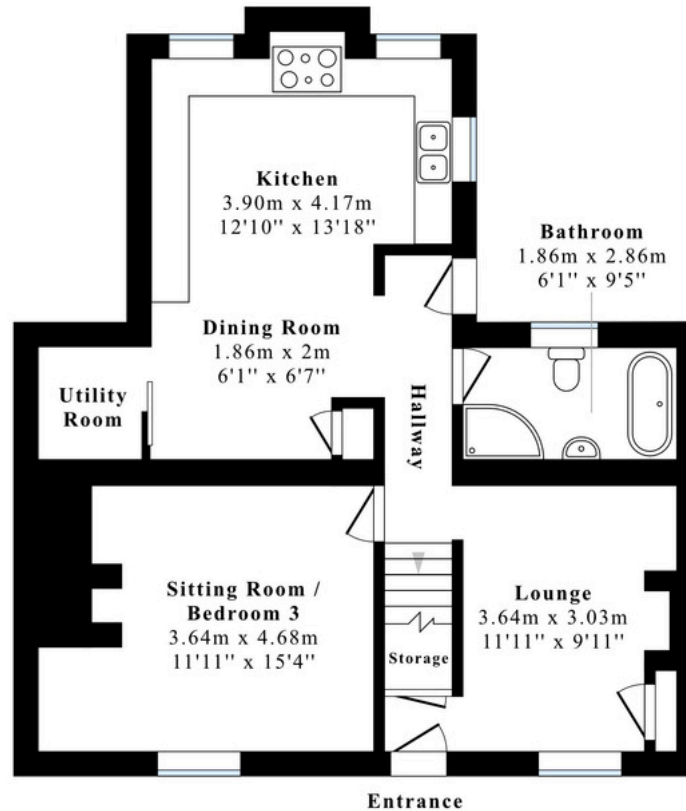
PROPERTY INFORMATION

- **COUNCIL TAX:** HORSHAM DISTRICT COUNCIL, BAND E
- **SERVICES:** MAINS GAS AND DRAINAGE
- **TENURE:** FREEHOLD

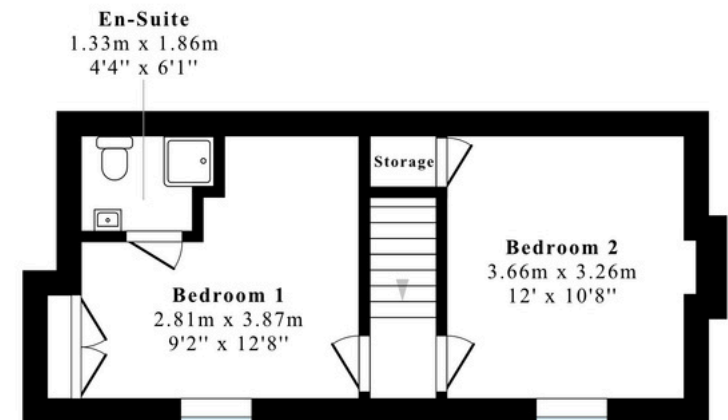
Friday Street, Warnham

Approximate Internal Area

Ground Floor: 690.7 sq ft / 64.17 sq m
 1st Floor: 335.5 sq ft / 31.17 sq m
Total: 1026.23 sq ft / 95.34 sq m



Ground Floor



1st Floor

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 78 |
| (55-68) | D | 64 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



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.



TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA **07464 043045**