



Station Road, Warnham

Guide Price **£450,000**


Henry Adams
estate agents

Station Road

Warnham, Horsham

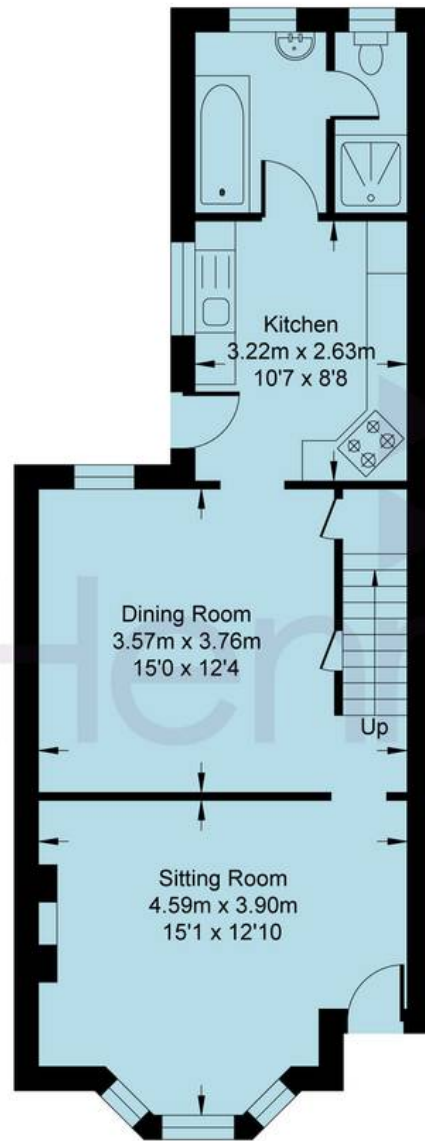
This charming and well-presented three bedroom family home is located in a quiet and discreet position with immediate access to Warnham mainline train station, as well as - nearby countryside, well regarded local schools, Horsham town centre and nearby pubs and restaurants.

It has a superb blend of living and bedroom space arranged over two floors along with a generous and well stocked, landscaped rear garden and a garage/workshop. The main sitting room enjoys an aspect to the front of the property and centres around the working fireplace which is ideal for crisp winter evenings. The separate dining room is of decent proportions and enjoys an aspect to the rear of the property and has under stairs storage space. The kitchen has a range of wall and base cabinets along with an integrated double oven with an electric hob, there is space for further freestanding appliances and direct access to the rear garden. Also of note to the ground floor is the bathroom which has a hand held shower over the bath, a wash hand basin and the convenience of a separate WC and walk-in shower.

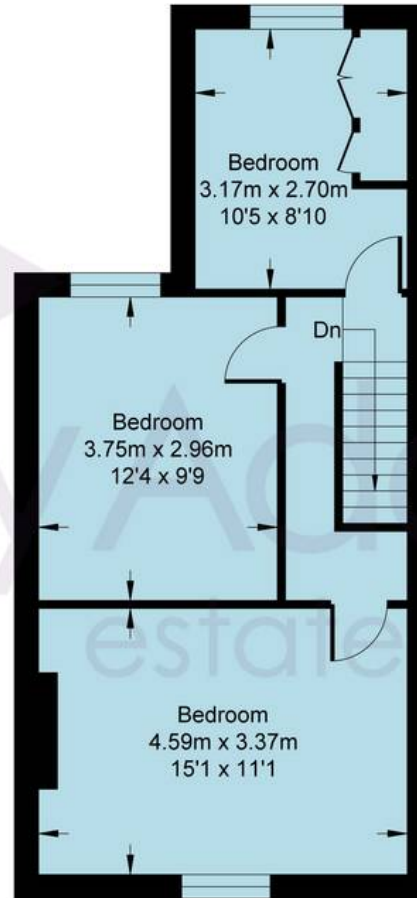
To the first floor; the main bedroom has an aspect to the front of the property which provides a light and airy feel, the second bedroom enjoys views over the rear garden and there is a third bedroom of a decent size which also enjoys views over the garden and has fitted cupboard space.



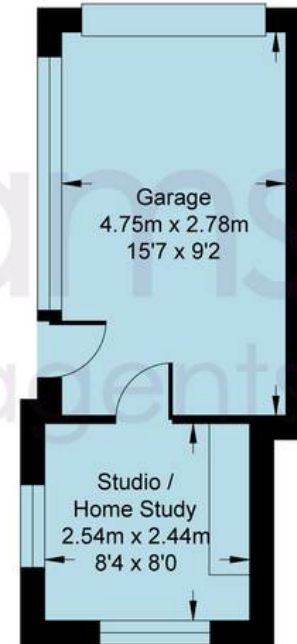




GROUND FLOOR



FIRST FLOOR



GARAGE



Station Road

Approximate Internal Area = 971.98 sq ft / 90.30 sq m
 Garage & Studio / Home Study = 216.35 sq ft / 20.10 sq m
 Total = 1188.33 sq ft / 110.40 sq m
 For identification only - not to scale

Outside

The front garden has a gated access and is well stocked with a selection of shrubs and planting. The rear garden is a real feature and has a sandstone patio terrace area which is ideal for alfresco dining within the summer months, there are raised beds which are well stocked with a selection of plants and shrubs, a path leads into a lawn area which incorporates further beds and borders, containing mature shrubs and planting along with a selection of infant trees. The rear garden has a separate access via the access lane which provides parking, and there is also a studio / study which is ideal for home hobbies.

Warnham boasts a couple of shops including an award winning butchers and a newsagent/general store. There are two Public Houses, a church, school and a wonderful sense of community. There is a mainline station at Warnham and also a bus service or short car journey into Horsham. The nearby town of Horsham offers more substantial shopping, leisure and transport facilities with mainline services to Victoria, Waterloo, London Bridge, Gatwick and the South Coast.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F









Henry Adams – Horsham

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