



Marches Road, Warnham, Horsham, RH12 3SL.

Guide Price £1,375,000 Freehold



Marches Road, Warnham

- Characterful Detached property
- Flexible accommodation
- Approximately 2.5 Acres
- Countryside views
- Main bedroom suite with balcony
- Double carport
- Further potential subject to planning
- EPC E
- Viewing recommended

Guide Price £1,375,000 to £1,500,000

Set against open Sussex countryside, this substantial detached farmhouse offers space, flexibility and land in equal measure.

Originally restored and extended by the current owner, the house blends exposed brickwork, fireplaces and traditional proportions with practical modern living. Importantly, the property is not listed, providing future owners far greater freedom to adapt or enhance, subject to the usual planning consents.

The accommodation extends to approximately 3,563 sq ft and is arranged to allow genuine flexibility. Five double bedrooms sit on the first floor alongside three bathrooms, including a striking principal suite with its own balcony overlooking the gardens and surrounding fields.



A further large ground floor room offers use as a sixth bedroom, secondary sitting room or annexe style accommodation depending on requirements.

The ground floor layout flows well for family life, with a generous kitchen breakfast room, separate dining room, substantial sitting room with exposed brick fireplace and a useful office. The configuration lends itself well to multi generational living or those needing defined working from home space.

Outside is where this property truly separates itself.

The plot extends to approximately 2.4 acres, largely laid to pasture and enclosed by established hedging. There is a range of stables, storage and a double car port, with ample driveway parking.

The setting offers open views, privacy and a sense of space rarely available within easy reach of Horsham and Warnham village.

This is a substantial rural holding with scale, presence and long term potential.

A rare opportunity for buyers seeking land, flexibility and future scope in a well regarded countryside position.

For equestrian buyers, the combination of enclosed pasture, existing stables and additional outbuildings provides an excellent foundation. There is clear potential to create a sand school subject to the necessary planning and consents.

For multigenerational buyers the ground floor bedroom and bathroom configuration, combined with generous first floor accommodation, allows for comfortable multi generational occupation. The layout creates natural separation without compromising shared living space.

Material Facts

Guide Price: £1,375,000 to £1,500,000

Tenure: Freehold

Council Tax band: G
Horsham District Council

EPC: E

Property type: Detached House with land approx. 2.5 acres

Mains services: Electricity, Water and Private Drainage
Heating type: Oil fired central heating

Broadband information:

Standard, Superfast and Ultrafast services are available in the area.

Fibre to the property subject to provider availability.

Speeds from 115mbps to 1600 mbps

Fibre to the Property



Mobile coverage:
Average on most providers

Parking type:
Double Car port with large driveway

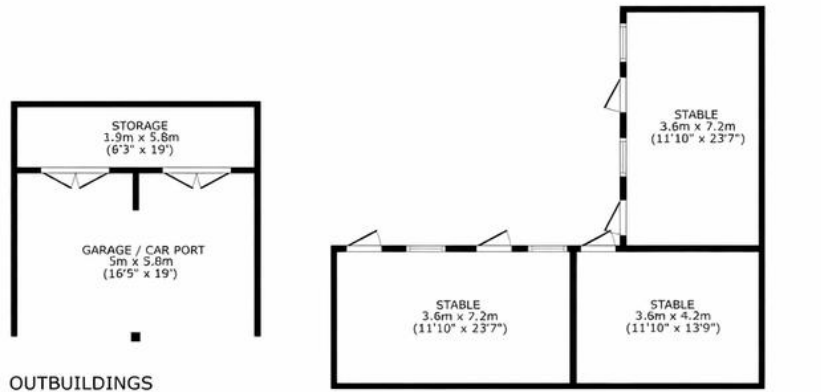
Flood / erosion risk:
River and seas: Very Low risk
Surface water: Very Low risk

Identification Checks

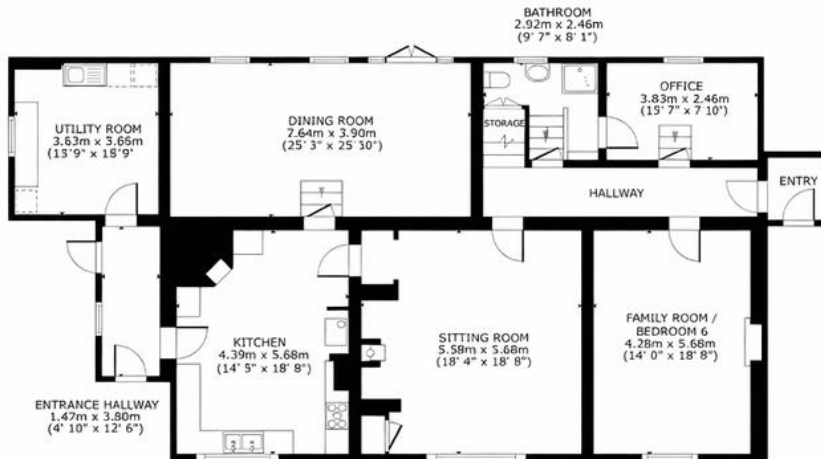
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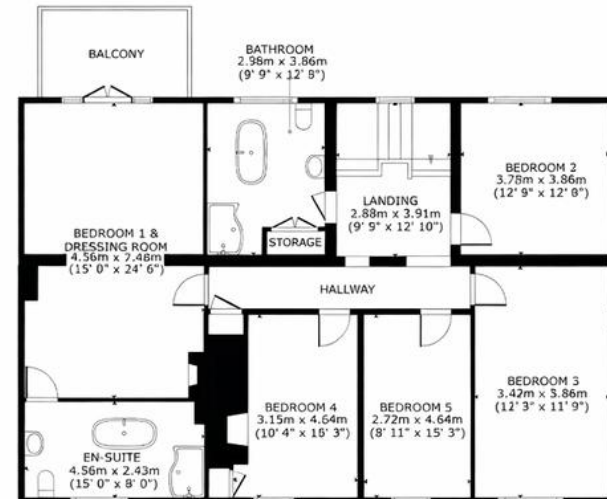




OUTBUILDINGS



GROUND FLOOR



1st FLOOR

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