



Church Street, Warnham, Horsham, RH12 3QR.
Offers Over £1,000,000 Freehold


MARTIN&CO

Church Street, Horsham

5 Bedrooms, 2 Bathroom

Offers Over £1,000,000 Freehold

- Detached Village Home
- Courtyard Garden
- Five/Six Bedrooms
- Period Features
- Kitchen/Breakfast Room
- Immense Charm
- Close to Local Shops and Public Houses
- EPC E

Discover the allure of this large, period village home, brimming with charm and potential! Bursting with historical character, it's an absolute gem ready for your personal touch. Explore endless opportunities in a home with flexible accommodation. Viewing recommended.

Description

One of the most historical homes set in the heart of Warnham village. The original part of the property we believe dates back to the early 17th Century with late Georgian and Victorian additions.

During the 19th century the home was run as a laundry for the village and in more recent times became a local shop.

The property retains a wealth of charm and character with accommodation approaching nearly 3000 sq ft giving great flexibility and potential to create that forever home.



Entering via the front elevation there is a large sitting room with two bay windows and a door leading down to the useful cellar.

A door leads to a study/home office and cloakroom/utility room, in turn through to the comfy Snug with gorgeous Inglenook fireplace.

The kitchen/dining room is at the rear of the home with lovely views into the courtyard garden. The kitchen has Shaker style fitted wall and base units with island unit and a beautiful open fireplace. The kitchen enjoys great volume due to the high ceiling and at one end there is space for the dining/breakfast table. A door opens into the courtyard garden and there is scope here to consider adjustment to give a glass elevation.

Moving to the first floor there are glimpses of the history of the home with exposed feature brickwork, the landing gives access to the four main rooms with three being used as bedrooms and there is also access to the family bathroom. One of the bedrooms is

currently used as a games/media room and this gives access through to the library room in turn through to the rear bedroom and ensuite bathroom.

The second floor loft room offers great flexibility as either a bedroom or hobby room as it enjoys fabulous light via a velux style skylight.

Outside

The property sits just off Church Street with an area of garden at the front with boundary wall and iron railings. A gate at the side of the property leads into the pretty rear courtyard, a private space to enjoy, walled and offering a good deal of seclusion, perfect for the al-fresco lifestyle. There is also an integrated store room with potential to turn this into a more formal reception area.

At the side of the property is an area of driveway giving the property off road parking.

In our opinion an eclectic home with huge potential to create a forever family home set in the heart of the quintessential English village.

Located just over two miles from Horsham town centre the pretty village of Warnham, noted for its period houses and cottages, enjoys excellent amenities including a church, primary school, village shop, butcher/delicatessen, two public houses and a station. Warnham is surrounded by miles of open countryside ideal for walking and riding.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants.



Piries Place in the centre of Horsham is currently undergoing redevelopment to include a new independent three screen cinema, a 92 bed hotel, shops and restaurants. You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

For further details and viewing arrangements please call vendors sole agents

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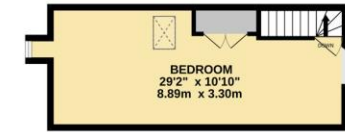
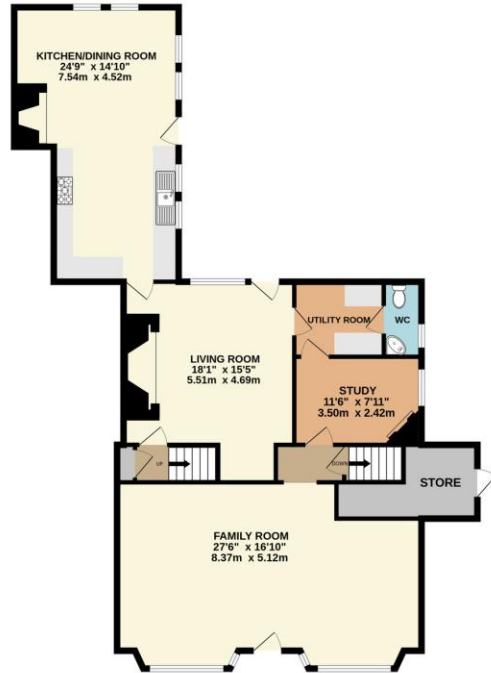
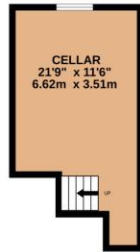


BASEMENT
229 sq.ft. (21.2 sq.m.) approx.

GROUND FLOOR
1241 sq.ft. (115.2 sq.m.) approx.

1ST FLOOR
1229 sq.ft. (114.2 sq.m.) approx.

2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 2974 sq.ft. (276.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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