



Rebecca Batchelor

KELLERWILLIAMS
BESPOKE ESTATE AGENT

Property Features

House

- 4 Bedrooms - 2 with en suites
- 3 Bathrooms
- Stunning entrance hall
- Characterful kitchen
- Cosy Drawing room
- Downstairs WC
- Galleried landing
- Family bathroom

Energy Performance (Main House)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Annex/Studio

- Chalet style annex
- Bedroom/studio area
- Shower Room & Kitchen
- Ideal for working from home or as additional accommodation for an elderly relative/teenager/Airbnb

Energy Performance (Annex)

Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Outside

- Double garage with Office above & utility area
- Parking
- Private garden and patio area overlooking fields and across woodland to the Surrey Hills.

Other

- High Speed Broadband - 900Mbps
- Grant High Efficiency Oil-fired boiler (2021)
- Local Council: Horsham District Council
- Council Tax Band G
- Mains Water & electric
- Sewerage treatment plant



Welcome

If you're looking for a unique home then you will love this high quality beautiful barn which has been converted with real craftsmanship.

Converted in 1989 and lived in by one family this fabulous 4 bedroom home is in the perfect location, overlooking farmland, ancient woodland and the Surrey Hills in the distance over which you can watch some truly stunning sunsets. A further 1 bedroom annex/studio has enhanced the property.

The barn is warm and flooded with light, only when you are in the property will you feel its magic and be able to truly appreciate what this lovely home can offer.

The Barn

Situated on the outskirts of Warnham in the hamlet of Winterfold this South West facing barn forms part of a unique selection of two barn conversions and a granary. This property is in a great position set well back, almost hidden from the road. It has a beautiful private garden with fabulous views overlooking the ancient woodland and fields beyond. The inside of the barn is stunning with beautiful timber work, and has been finished with a lovely kitchen and bathrooms to create a truly beautiful home.

On the border of West Sussex & Surrey the property benefits from easy access to the fantastic Surrey Hills Area of Outstanding Natural Beauty. There is easy walking from the door with a network of footpaths and bridleways. Only 2.5 miles away is the lovely village of Warnham, with its church, active village hall, pubs, award winning butchers, gym, and village shop.

Outside

The garden has been beautifully tended and offers an area of lawn and some well stocked flowerbeds with specimen plants and trees. It is visited by numerous birds and insects, including woodpeckers, goldfinches, tits, robins, and wrens. with the flowers attracting bees, butterflies and dragonflies. It is a manageable garden that green fingered owners can get excited about.

A patio area adjoins the house with direct access from the sitting room is a great place to sit have a quiet drink or alfresco dining under the bower with the water fountain running. It is also one of the best spots to enjoy the superb sunsets.

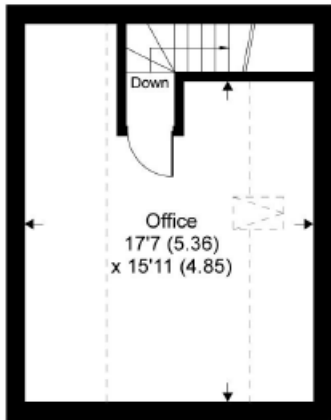
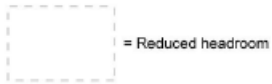
Double Garage, Utility area & Office above - The double garage is a great sized space, with extra room for tools and a tool bench. There is also a great utility area at the rear of the garage. A side door to the garage leads to the stairs and office above, which the owner currently uses as his full time office space.

There is parking to the front and side of the garage allowing space for several cars.

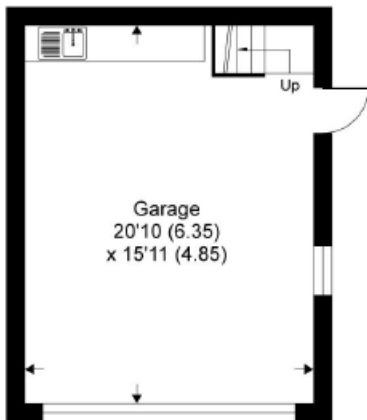
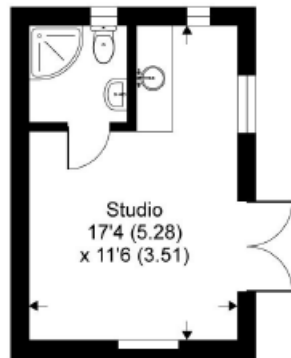


West Barn, RH12

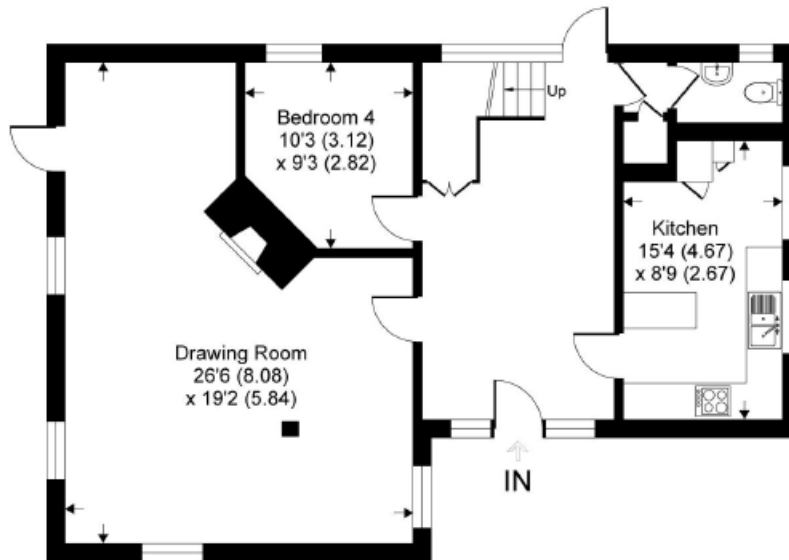
Approximate Gross Internal Area = 145 sq m / 1559 sq ft
 Approximate Outbuilding Internal Area = 46 sq m / 497 sq ft
 Approximate Studio Internal Area = 18 sq m / 199 sq ft
 Approximate Total Internal Area = 209 sq m / 2255 sq ft
 (excludes restricted head height & void)



Outbuilding First Floor



Outbuilding Ground Floor



Ground Floor



First Floor



The Property

Step inside to see the double height vaulted beamed ceiling which is a stunning feature welcoming you into the property, showing off the character of the original structure and the barns history. This room is flooded with light and is kept a beautiful temperature thanks to the solar glass (2022) that was installed by the current owners. This room is at the heart of the property with access to both the kitchen and the cosy good sized drawing room.

The drawing room offers a large open stone fireplace with ample space for seating, as well as a good sized dining table seating 8-10, ideal for those who love to entertain. The room has the benefit of triple aspect and has a relaxed feeling, and a great place to entertain or relax and unwind whilst watching the roaring fire.

The handcrafted bespoke kitchen was fitted in 2020 and has been done in a sympathetic style to match the property, whilst having modern features and excellent storage ideas. It has a Rangemaster cooker and a space for a table currently with pew style seating.

The downstairs bedroom (bedroom 4) was used by the current owners as a playroom for a short while before returning to a cosy bedroom.

The hall also has access to a downstairs WC, storage and coat cupboard with understairs storage.

Upstairs leads to a beautiful oak galleried landing overlooking the room below and extensive views of the Surrey hills, it is a light filled space perfect for admiring the beautiful timberwork.

Off the landing to the South is a large double bedroom and ensuite taking full advantage of the width of the property, benefiting from the beautiful vaulted ceiling complete with an air conditioning unit (2021), and TV Point. This is a bedroom to be envious of!

The other side of the galleried landing leads to an impressive master bedroom with a beautiful en suite. This room has the benefit of the views over the woodland, hills and paddocks where deer, horses and birds of prey can regularly be seen. TV Point. There is also a further bedroom and well appointed family bathroom.

What will the owners miss?

"Having been the first occupiers in this barn, for the last for 32 happy years. . . . we will miss waking up to the views and fabulous views, and being surrounded by nature, including horses, sheep, owls, and other bird song including nightingales and nightjars.

The wonderful walks direct from the house with access to many footpaths and bridleways straight from the front door. The ancient woodlands across the fields are carpeted with bluebells and wild orchids in Spring are just on your doorstep.

Last but not least, we shall really miss our friendly neighbours, we have such privacy from each other but its lovely knowing the neighbours are there if needed. I really will miss them all as we have become great friends."





What does the agent think?

The craftsmanship of this barn is exquisite, originally dating from the 1830's, the property feels like a calm and happy place to be, I love the light bright airy hall and the cosy sitting room with open fireplace. There are so many different possibilities in the way this home could work for different families."



Its hard not to look at this space and imagine a glorious Christmas tree filling the height, and a star being place on the top from the landing above becoming a firm family tradition.





Annex/Studio

This property also benefits from a detached annex/studio. This building is not of standard construction, it has been insulated to 20 degrees below and is fully equipped with kitchen and shower room. This room keeps warm even in the chilliest of winters.

The owners have installed a TV point and internet is via a mesh based system in the house.

It provided great short term accommodation for the current owner's mother and could work well for someone working from home as a therapist or someone needing space to meet clients, as an Art studio or gym.

Alternatively it provides a great space for independent living for a teenager, elderly relative, weekend or holiday accommodation such as Airbnb.





"I love being able to separate my home and work life, once I come out of the office down the stairs, I can leave work behind.

I am 6ft 1" and I have lots of storage and there's still plenty of height and space for me."
The Owner





Warnham Life

Located on the Sussex Surrey border the Hamlet of Winterfold is part of the larger village community of Warnham. Warnham has a locally renowned butchers, church, village shop, gym, hairdressers and a village hall which has a range of different activities for all ages.

The larger town of Horsham is 4miles away. Horsham is a town with two cinemas, a range of independent and high street shops, including some great coffee shops and a wide selection of restaurants. Horsham offers a selection of supermarkets including Waitrose, M&S, Sainsburys. Dorking with is antique shops is another larger town providing a wide range of facilities.

The A29 and A24 both provide good access to the M25 reachable in approximately 30mins.

Warnham has its own train station (2.5miles) direct to London Victoria (1hr20mins) this train can also be caught from Ockley Station (5 miles). A larger station can be found in Horsham or Dorking with fast trains to London (55mins).

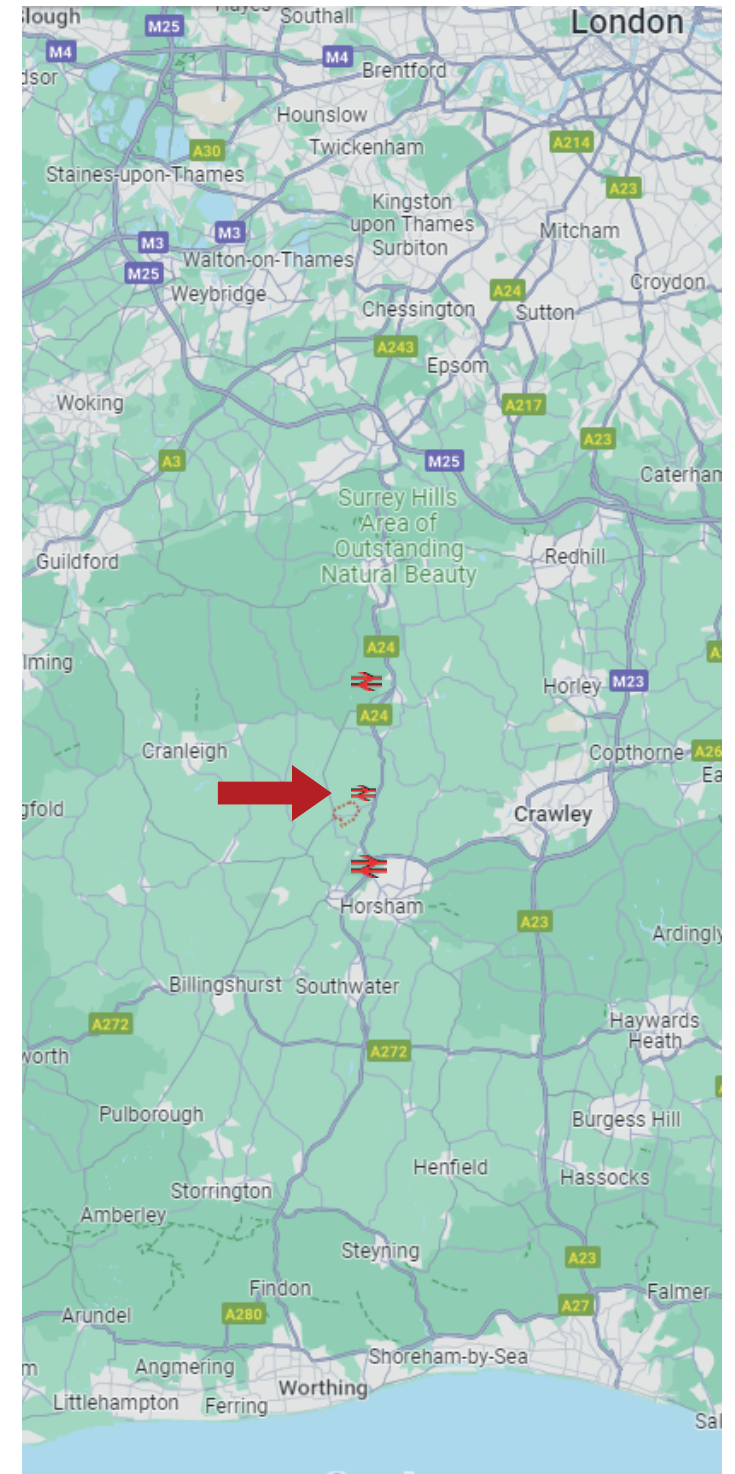
The area is surrounded by some lovely village pubs.and some great leisure facilities. There is a Crossfit gym in Kingsfold, a gym in Warnham and larger gyms in Broadbridge Heath and Horsham, where there is a swimming pool. There is also a health and leisure club located by the nearby village of Slinfold.

There are a number of Golf Courses nearby, Gatton Manor, Hookwood, Slinfold and Mannings Heath.

The surrounding countryside has a wealth of footpaths to enjoy with access to both the Surrey Hills and the Downlink which links Cranleigh to Shoreham on the coast. The neighbouring fields and ancient woodlands are a haven for wildlife. Warnham Nature Reseve is a lovely place to visit and there are new cycle routes into Horsham from Warnham village.

There are several excellent primary schools nearby, Warnham Primary, Slinfold Primary & Rudgwick Primary. The secondary schools are Bohunt, Tanbridge, Millais & Forest School. The Independent schools nearby are Christ Hospital, Penthorpe, Duke of Kent, Belmont, & Farlington.

There is also a secure 'paw' paddock nearby and other dog facilities within 5 miles.



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