






The Warren, Watersfield

A beautifully presented family home with south facing wrap around garden

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- ▶ Triple aspect sitting room with inglenook and woodburner
- ▶ Dining room and separate snug / play room
- ▶ Kitchen with utility room off
- ▶ Principal bedroom with dressing room and en-suite shower room
- ▶ Two further double bedrooms with wardrobes and one en-suite
- ▶ Two generous single bedrooms or studies and family bathroom
- ▶ Detached double garage and ample driveway parking
- ▶ Garden with various seating areas and a variety of plants and shrubs

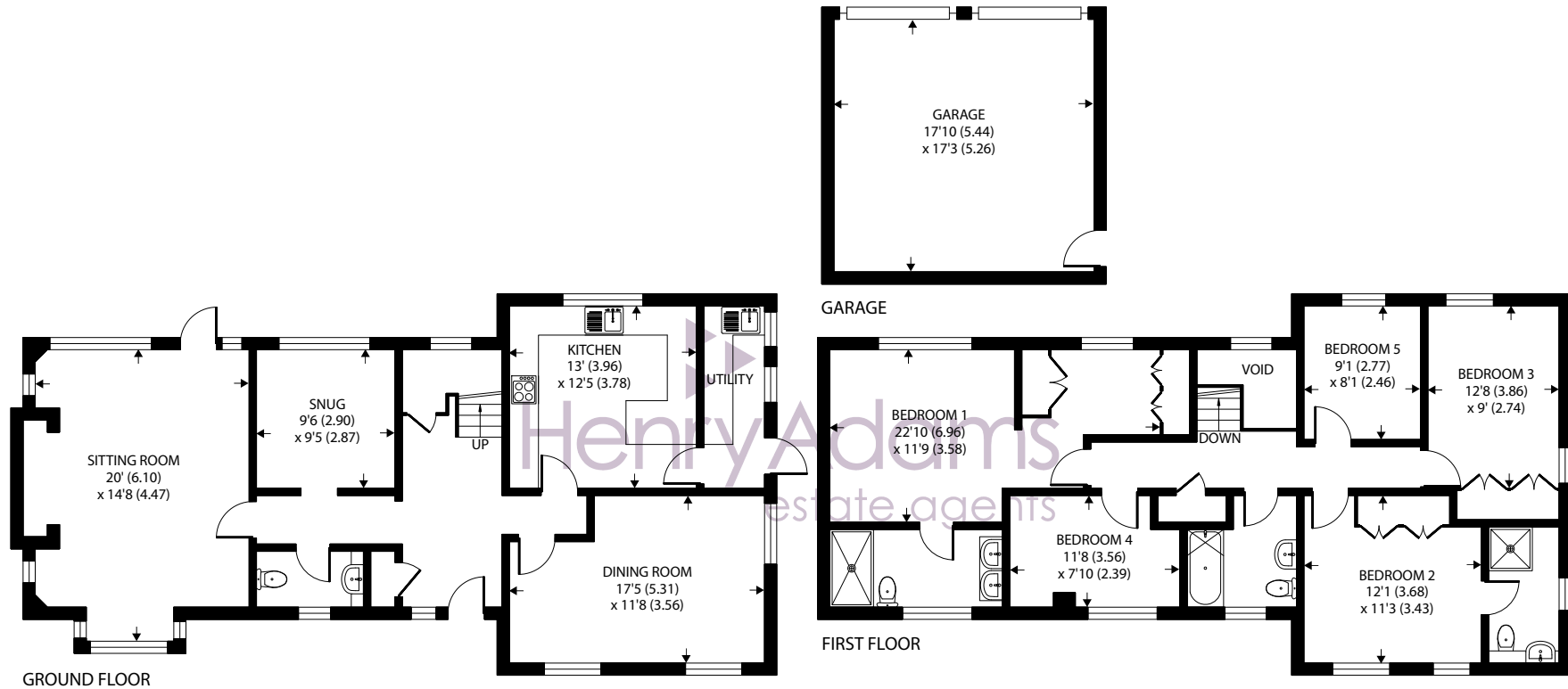
The Warren is an impressive 5 bedroom detached house offering a perfect blend of contemporary living and traditional charm. The property boasts an abundance of living space, including a triple aspect sitting room featuring a stunning inglenook fireplace with woodburner, a dining room ideal for entertaining guests, and a separate snug/playroom for added flexibility. The well-appointed kitchen with a utility room off it is perfect for culinary enthusiasts, while the ground floor cloakroom, coat cupboard, and ample storage provide practical convenience.

Upstairs, the property continues to impress with a generous principal bedroom complete with a dressing area and en-suite shower room, two further double bedrooms with built-in wardrobes (one with an en-suite shower room), and two additional generous single bedrooms or study spaces served by a family bathroom. Outside, the property truly shines with a detached double garage and ample driveway parking for multiple vehicles. The south-facing wraparound garden is a true oasis, featuring various seating areas to enjoy the sun throughout the day and a delightful array of plants and shrubs that create a peaceful and private outdoor retreat.









The Warren, Brockhurst Farm, Watersfield, Pulborough, RH20

Approximate Area = 1994 sq ft / 185.2 sq m (excludes void)

Garage = 309 sq ft / 28.7 sq m

Total = 2303 sq ft / 213.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024. Produced for Henry Adams. REF: 1119295

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

In conclusion, this exceptional property offers a rare opportunity to own a spacious family home in a desirable location with fantastic indoor and outdoor living spaces. With its versatile layout, tasteful finishes, and well-maintained garden, this property is sure to impress buyers seeking a harmonious blend of comfort and style. It represents the perfect canvas for new owners to create lasting memories and enjoy a coveted lifestyle in a wonderful community.

Location

Sitting within the South Downs National Park, the property is conveniently located for the shopping facilities in Pulborough Village which lies approximately 2 miles to the north and includes a Tesco, Sainsbury's and medical centre. Pulborough also has a mainline railway station serving London Victoria and the south coast and with easy access to the main road network the house would be ideal for commuters. For the golfing enthusiast it is just a ten minute drive to one of the country's leading inland golf courses, whilst for horse and motor racing enthusiasts Goodwood is just twenty minutes away by road. There are public footpaths nearby and the South Downs way just 4 miles to the south.



