



Yew Tree House, Warnham Road, Horsham

Guide Price **£1,299,000**

28A Warnham Road

Horsham, Horsham

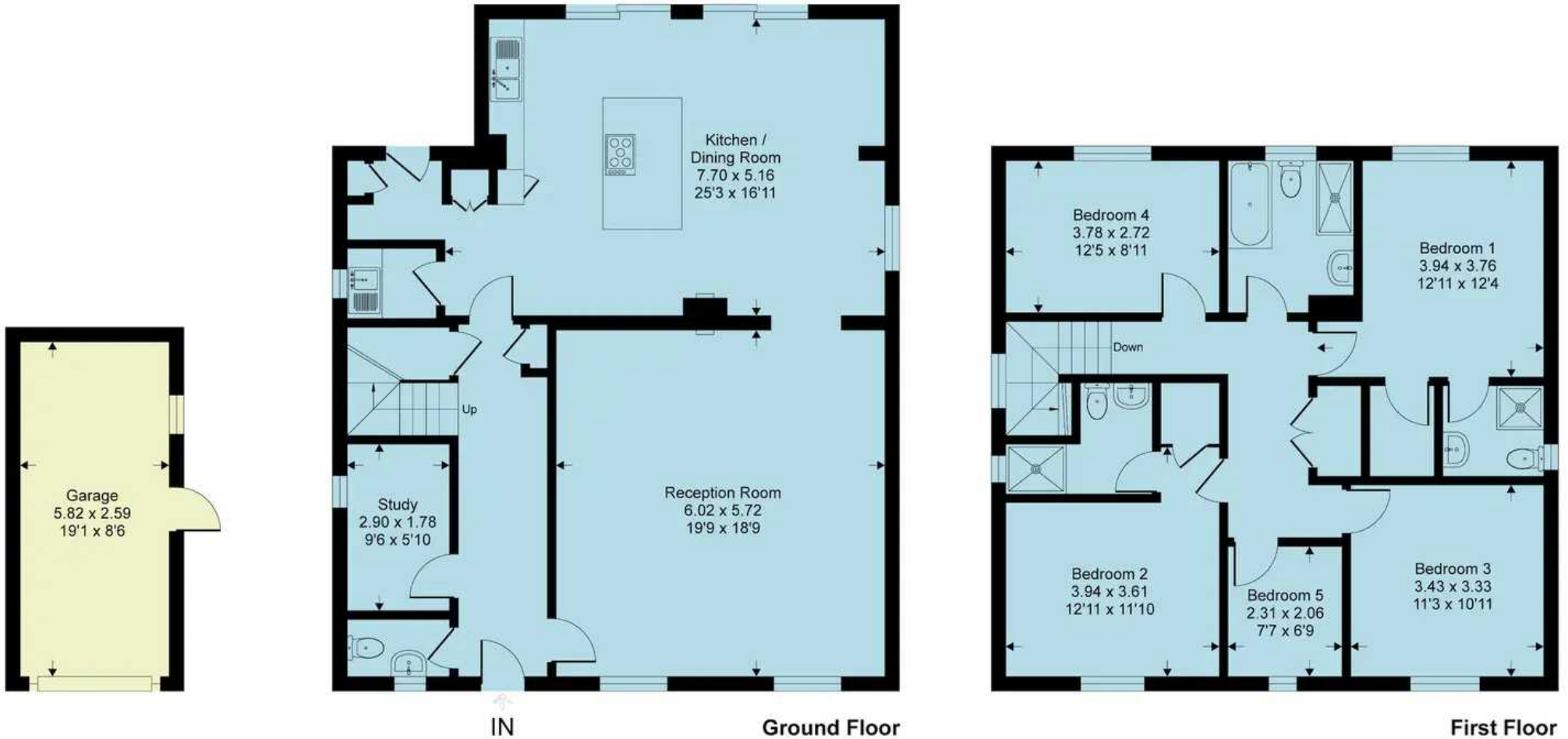
This well thought out and substantial family home offers the benefits of 2149 Sq.ft. (approx..) of living and bedroom space arranged over two floors and occupies a generous plot which offers the opportunity for a building plot subject to the usual planning consents. The location is also ideal for easy access to Horsham town centre, nearby countryside, a selection of well regarded local schools and the nearby mainline train station.

To the ground floor; a reception hallway welcomes you and opens into a fabulous, large, light and airy reception room which enjoys an aspect to the front of the property, it has a quality oak wood floor running through as well as a double sided fireplace which houses a log burner -ideal for crisp winter evenings. The main social hub of this family Home is the open plan kitchen/dining/family space, there are large, full height sliding doors that cascade light into the property and open directly onto the rear garden terrace. The kitchen has a range of shaker style cabinets with contrasting tones and are complimented with quartz work surfaces running through, there is a sociable sit up breakfast bar which doubles as a preparation island and incorporates an induction hob, there are further stylish and quality integrated appliances by AEG. Further space to the ground floor includes a ideal work from home study space, downstairs cloakroom and a utility room.



Warnham Road, RH12

Approximate Gross Internal Area = 185 sq m / 1987 sq ft
Approximate Garage Internal Area = 15 sq m / 162 sq ft
Approximate Total Internal Area = 200 sq m / 2149 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.





To the first floor there is a superb arrangement of bedrooms and bathrooms; the main bedroom enjoys fine views over the rear gardens and has an en-suite shower room with a walk-in shower, wash hand basin and a low level WC, it also features a walk-in dressing space. The second bedroom is an ideal guest suite or teenager space with generous proportions and a highly specified en-suite shower room and a walk-in storage cupboard. Three further bedrooms complete the first floor along with a stunning family bathroom which has a large walk-in shower, separate bath, a low level WC and a wash hand basin with Italian style tiling to the walls and bathroom ware complemented with quality chrome fittings.

The front garden is laid to lawn and has selection of bed and borders that are well stocked with shrubs and planting, the gravel driveway provides parking space for several vehicles and leads to the detached garage. The rear garden is a stunning feature and is of very generous proportions and features a patio terrace area which is ideal for alfresco dining, steps lead to a well manicured lawn which is bordered with mature hedging, shrubs and planting and due to size - there is potential for a further building plot subject to the usual planning consents.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







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