



Warnham Road, Horsham, West Sussex, RH12 2QS



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Woodlands are delighted to offer for sale this rarely available and substantial five bedroom family home oozing Edwardian charm and set in a highly regarded area on approximately 0.3 acre plot. The property has been sympathetically improved by the current owners and offers accommodation arranged over three floors with many character features including fireplaces, bay windows and original wood block flooring.

The front door leads into the welcoming reception hall with door into the principal double aspect sitting room which has a fireplace with decorative surround, original wood block flooring, bay window to the front and French doors to the rear. There is a separate reception room with fireplace, original wood block flooring and a box bay window to the front aspect.

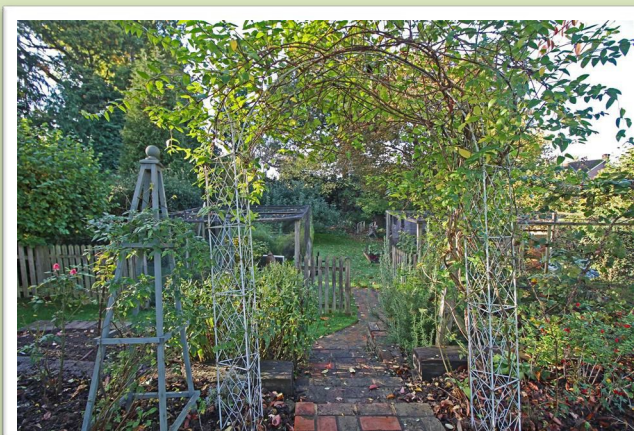
From the entrance hall a door leads into the spacious kitchen/breakfast/family room. This is a fantastic space within the house for the family to get together or to entertain friends. The kitchen offers a range of bespoke finish cabinets with central island and contrasting wooden and granite work surfaces. There is space for appliances with a range cooker, integral dishwasher, freezer and a useful walk-in larder. The room is flooded with natural light from the skylight and door to rear garden and keeps the character with a traditional tiled floor. The dining area has its own log burner and there is a built-in dresser. Completing the ground floor is a separate utility room, walk in drying room and downstairs cloakroom with a traditional high-level cistern WC.

From the entrance hall stairs rise to the first floor landing with access to the master bedroom enjoying a front aspect and offering built-in cupboards and a feature fireplace. There are two further bedrooms with original fireplaces and a good size family bathroom fitted in a classic style but offering a modern finish with freestanding roll top bath and a separate walk-in shower. Also on this floor is a further shower room and separate W.C. A further staircase leads to the second floor where you will find two further bedrooms, one with an original fireplace.

The property also benefits from a basement accessed from the hallway.

Outside, the landscaped front garden has an area of lawn and driveway parking for several vehicles, leading to the garage. The large rear garden enjoys a terrace running the width of the property which is ideal for alfresco dining in the summer months and leads down to the lawn areas which are surrounded by flower beds and borders with mature shrubs, planting and trees. There is a 'secret garden' feel with an additional area at the rear of the garden, ideal for keen gardeners to grow their own fruit and vegetables and backs onto local allotments with a rear access opportunity. Also, in the rear garden is a covered well with its own pumping system.





Accommodation with approximate room sizes:

ENTRANCE HALL

SITTING ROOM 12'1" x 23'10" (3.68m x 7.26m)

RECEPTION ROOM 12'11" x 12'4" (3.94m x 3.76m)

DINING ROOM 11'6" x 10'11" (3.51m x 3.33m)

KITCHEN 15'10" x 17'10" max 11'7" min (4.83m x 5.44m max 3.53m min)

UTILITY ROOM 7'2" x 7'1" (2.18m x 2.16m)

CLOAKROOM

BASEMENT

FIRST FLOOR

LANDING

MASTER BEDROOM 16'4" x 12'6" (4.98m x 3.81m)

BEDROOM TWO 15'5" x 11'1" (4.70m x 3.38m)

BEDROOM THREE 39'4"3'3" x 32'9"19'8" (12'1" x 10'6")

FAMILY BATHROOM 9'8" x 10'11" (2.95m x 3.33m)

SHOWER ROOM 9'4" x 6'1" (2.84m x 1.85m)

SEPARATE W.C

SECOND FLOOR

BEDROOM FOUR 15'5" x 14'11" (4.70m x 4.55m)

BEDROOM FIVE 16'5" max x 14'3" max (5.00m max x 4.34m max)

OUTSIDE

FRONT GARDEN

DRIVEWAY PARKING FOR SEVERAL CARS

GARAGE

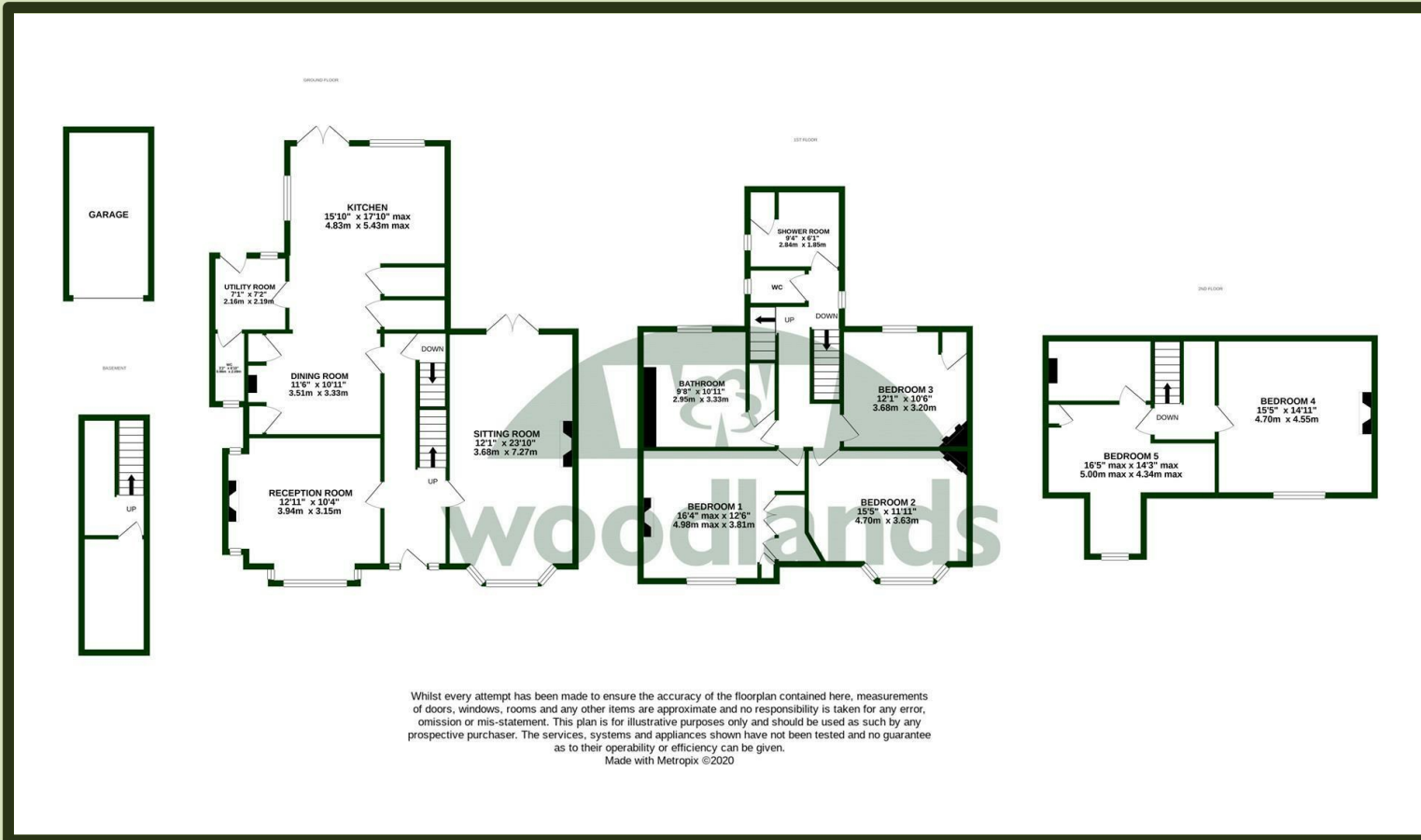
LARGE REAR GARDEN

VEGETABLE GROWING AREA AT THE REAR

APPROXIMATELY 2,804 SQ FT ACCOMMODATION



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LOCATION: The property is conveniently situated close to Horsham's thriving town centre and mainline station with access to both London Victoria/Bridge approximately 55 minutes. This historic market town offers a comprehensive range of facilities including the John Lewis at Home and Waitrose stores, the Swan Walk shopping centre and the Carfax, with its cobbled streets and varied restaurant quarter. Leisure facilities include Horsham Park with the Pavilions Leisure Centre and the Capitol Theatre as well as the redeveloped Piries Place offering an Everyman cinema. The A24, M23 are close by giving access to London, Gatwick and the South coast. There are also a number of excellent state and private schools in the area, including; Tanbridge House, Christ's Hospital, Millais Girls and Forest Boys Schools, Farlington Girls School, Pennthorpe and Cottesmore.

DIRECTIONS: From Horsham town centre turn left at the traffic lights into Albion Way and go straight ahead at the roundabout. Turn right at the traffic lights into Springfield Road and proceed onto North Parade with Horsham Park on your right hand side. Go straight ahead at both sets of traffic lights and continue into Warnham Road. The property can be found on your left hand side.

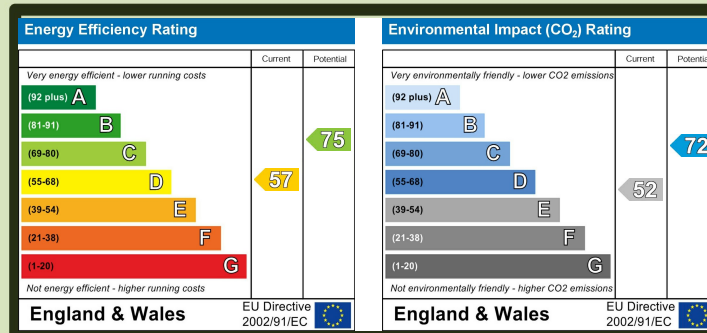
COUNCIL TAX: Band G.

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



MISREPRESENTATION ACT

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