



**Wyvern Place
Warnham, RH12 3QU**

£625,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Wyvern Place, Warnham, RH12 3QU

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LOCATION

This beautiful home is located within the heart of the sought after village of Warnham. This quintessential English village boasts a village store, primary school, two public houses and station, which provides links to London and can make it ideal for commuting. Horsham's busy town centre can be found just 2 miles south of the village, offering a wide variety of national chain and independent shopping facilities, including a large John Lewis and Waitrose store, along with a vibrant restaurant and cafe culture.

PROPERTY

Tenure: Freehold

Located in a picturesque village setting, this beautiful property is now available for sale. Boasting a neutral decor throughout, this property offers a seamless blend of modern living and traditional charm. As you enter, you are greeted by bright and spacious hallway that leads to the generous living spaces. The property features two reception rooms, each offering a unique perspective - from large windows providing ample natural light to a garden view to the rear and pond to the front creating a serene ambiance. The second reception room is conveniently accessed via the hall and through double doors from the lounge, perfect for hosting gatherings with family and friends. The well-appointed kitchen is a chef's delight, flooded with natural light and offering plenty of work surface and storage space for all your culinary needs. Additionally, the property benefits from a utility room, providing practicality and convenience in daily living. Upstairs, the property comprises three double bedrooms, each offering a peaceful retreat. The main bedroom features an en-suite bathroom, built-in wardrobes, and ample natural light, creating a comfortable and relaxing space. The remaining bedrooms also offer spacious accommodation with built-in wardrobes and natural light, providing a peaceful environment for rest and relaxation. In addition to the en-suite bathroom, the property boasts a second large bathroom with a bath and shower cubicle, ensuring convenience for all residents. With a separate study, downstairs WC, and various unique features

including beautiful views of the church and pond, this property caters to the needs of families, couples, and downsizers alike. The property is ideal for those seeking a quiet and peaceful lifestyle, surrounded by local amenities, walking and cycling routes, and a strong local community.

OUTSIDE

A gated pathway leading up to the front door provides a pleasant entry into the property and the rear garden can be accessed via a back gate. The rear garden is private and secluded while providing a pleasant outside area to enjoy. With plenty of mature shrubs to add to the character. A patio area to the rear gifts the perfect spot for garden furnishings and provides a quiet place to sit and relax. The garden also boasts a brick built store. In addition to this the property also has its own garage located to the front with an electric up and over door and parking to the front. Wyvern Place is a stunning development with the properties here all positioned around a gorgeous green area with a fenced pond, this is an ideal place to sit and enjoy.

ADDITIONAL INFORMATION

Estate Maintenance: 2 instalments of £320.13 due in January and June (2023)

AGENTS NOTE

We strongly advise any intending purchaser to verify the above with their legal representative prior to committing to a purchase. The above information has been supplied to us by our clients/managing agents in good faith, but we have not necessarily had sight of any formal documentation relating to the above.





Buses

3 minute walk



Shops

Village Store
3 minute walk



Trains

Warnham – 1.2 miles
Horsham – 2.9 miles



Airport

Gatwick
14.9 miles



Roads

M23
8 miles



Sport & Leisure

Warnham Gym
2 minute walk



Rental Income

£tbc



Schools

Warnham Primary
Tanbridge House



Broadband

Up to 67 Mbps

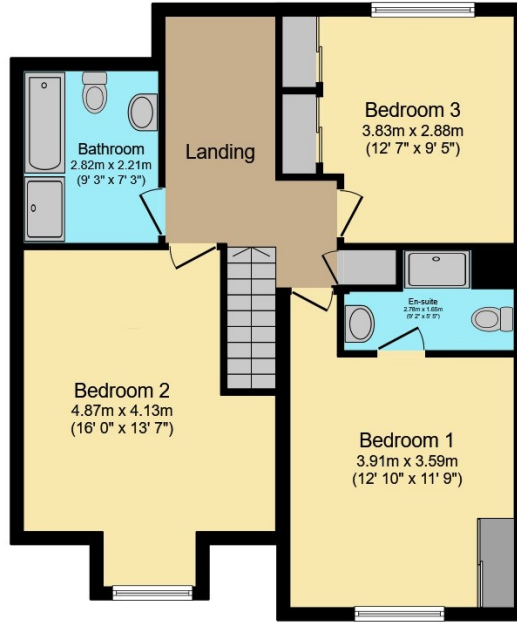


Council Tax

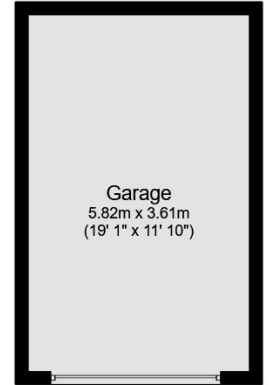
Band F



Ground Floor



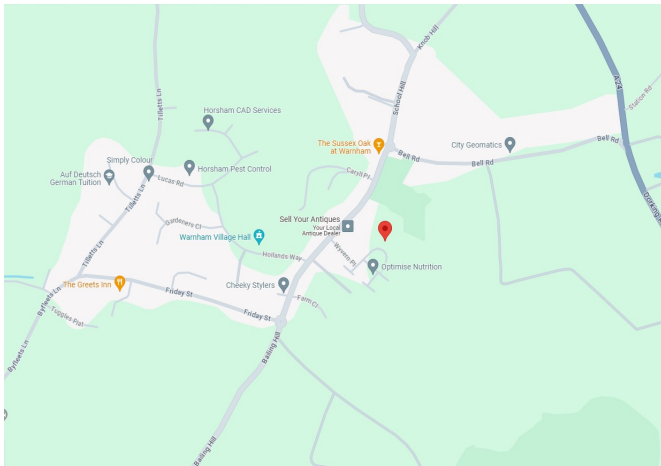
First Floor



Garage

Map Location

Total Approximate Floor Area
1,737 sq ft / 161 sq m



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	84
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor 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 should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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