



Farm Brick

School Hill, Warnham, Horsham, West Sussex, RH12 3QN

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Alex Harvey
A passion for property

Farm Brick

An imposing, detached four-bedroom home, situated on a substantial, mature plot of around 1.25 acres with integral garage, and wrap-around gardens. Located in the heart of conservation area of Warnham, close to local amenities and a short drive from Horsham mainline railway station.

- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOMS & HOME OFFICE
- INTEGRAL GARAGES
- NO ONWARD CHAIN









This incredibly spacious and beautifully located detached home offers plentiful and versatile accommodation set on a plot of around 1.25 acres with gated driveway and integral garages.

The welcoming entrance leads to the ground floor accommodation which consists of a sitting room, dining room, entrance hall, garden room, library, office, three utility rooms and kitchen/breakfast room. The dual aspect sitting room has double doors leading to the garden. The dining room offers plenty of space and a feature fireplace with an inset electric wood burner. The central entrance hall has parquet flooring and leads into the garden room which offers a lovely bright space with fitted blinds and views of the glorious gardens.

The home office offers the ideal space for those working from home. The kitchen/breakfast room has been fitted with an array of traditional units including a central island. Appliances include a range-style cooker with extractor over, split level microwave, and integrated fridge/freezer and dishwasher. With the addition of three utility rooms, there is plenty of space for a variety of further appliances.

The stairwell leads to the first-floor landing with access to three double bedrooms, two upstairs w.c.'s, a good-sized single room and family bathroom. Bedroom one has the benefit of built-in wardrobes, a walk-in-closet and en-suite shower room. A second stairwell leads to the spacious loft room offering additional storage.







OUTSIDE:

Located within a conservation area, a particular feature of this home is the wonderful plot of around 1.25 acres, with mature, wrap-around gardens. The property is approached via a gated driveway, with plenty of parking, leading to the integral garages with power & lighting. Side gates lead around to the rear of the property, with gardens perfect for experienced or aspiring gardeners, with an area of lawn, mature trees & shrubs, ornamental pond, greenhouse with storage, and a patio area, perfect for alfresco dining.

Warnham village has a wonderful community atmosphere and offers a village store, award-winning butchers, and two well-rated public houses that both serve great food. Warnham has its own railway station with services to London Victoria and Horsham. The village is surrounded by open countryside with easy access into Horsham town centre with shopping, recreational and transport facilities.





TOTAL: 3410 sq. ft, 317 m²
 FLOOR 1: 2022 sq. ft, 188 m², FLOOR 2: 1225 sq. ft, 114 m², FLOOR 3: 163 sq. ft, 15 m²
 EXCLUDED AREAS: GARAGE: 187 sq. ft, 18 m², STORAGE: 89 sq. ft, 8 m², LOW CEILING: 79 sq. ft, 7 m²

Floor Plan Created By Cubicso App. Measurements Deemed Highly Reliable But Not Guaranteed.

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
 Council Tax Band G (however this could be subject to change). EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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