



STATION ROAD, WARNHAM,

3 BEDROOM PERIOD FARMHOUSE WITH 1 BEDROOM ANNEX AND STABLE BLOCK AND PADDOCKS OF 1.77 ACRES. THIS HOME HAS A WEALTH OF CHARACTER BLENDED WITH MODERN FEATURES SUCH AS UNDERFLOOR HEATING & DOUBLE GLAZING. THE OWNERS ARE OFFERING THE PROPERTY CHAIN FREE. LOCATED CLOSE TO THE VILLAGE OF WARNHAM & WALKING DISTANCE OF WARNHAM TRAIN

HOUSE

GROUND FLOOR

- KITCHEN/DINER WITH TRADITIONAL PANTRY
- FLEXIBLE LAYOUT
- DINING ROOM WITH INGLENOOK FIREPLACE, FLAGSTONE FLOOR WITH UNDERFLOOR HEATING
- COSY SITTING ROOM WITH WORKING WOOD BURNER
- DOWNSTAIRS W/C
- HERITAGE 9 DOUBLE GLAZING THROUGHOUT.

FIRST FLOOR

- 3 BEDROOMS, MASTER WITH EN SUITE.
- FAMILY BATHROOM
- READING AREA WITH paneled wall



PROPERTY FEATURES

OUTSIDE

- OFF ROAD PARKING TO THE FRONT AND THE SIDE OF THE PROPERTY.
- STABLE BLOCK INC 2 STABLES & HAY STORE AND HARDSTANDING .
- FENCED LAWNED REAR GARDEN
- PADDOCKS, VEGETABLE GROWING AREA, CHICKEN & DUCK PENS. 1.77 ACRE PLOT

ANNEX

- DOWNSTAIRS LIVING & KITCHEN ROOM WITH WOODBURNER
- FIRST FLOOR - 1 BEDROOM WITH SHOWER ROOM - CURRENTLY LET FOR £1000PCM AND CAN BE SOLD VACANT OR WITH THE EXISTING TENANT.



THE AREA

- WARNHAM VILLAGE HAS A SHOP, TWO VILLAGE PUBS, GYM, HAIRDRESSERS VILLAGE HALL, AWARD WINNING BUTCHERS AND PRIMARY SCHOOL.
- LOCATED LESS THAN 3 MILES FROM HORSHAM MARKET TOWN WITH A WIDE RANGE OF SHOPS AND LEISURE FACILITIES.
- WARNHAM TRAIN STATION 0.5MILES. TRAIN DIRECT TO LONDON VICTORIA 1.30MINS. (1.18HR TO WATERLOO- WITH 1 CHANGE)

*** WATCH THE VIDEO. ***

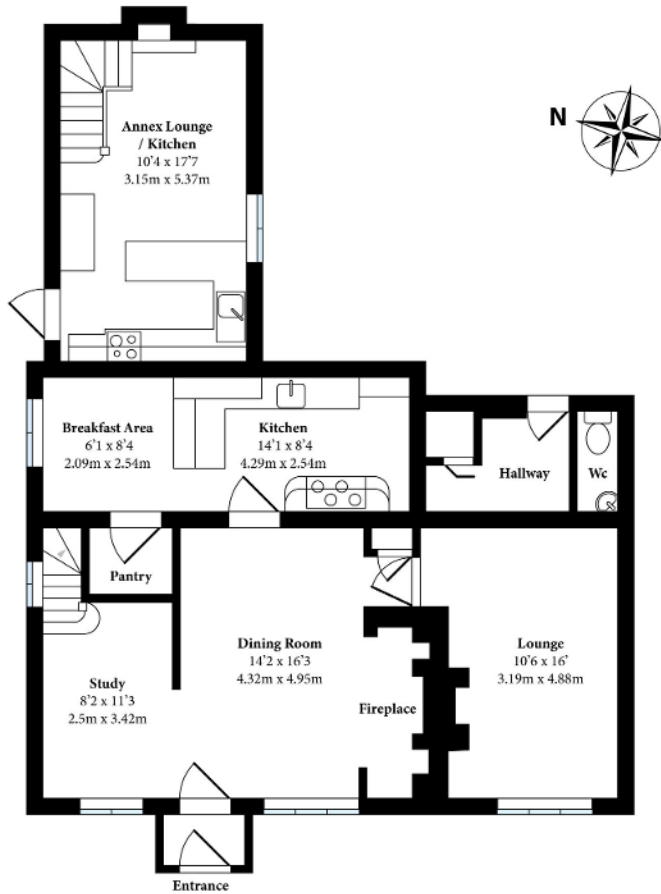




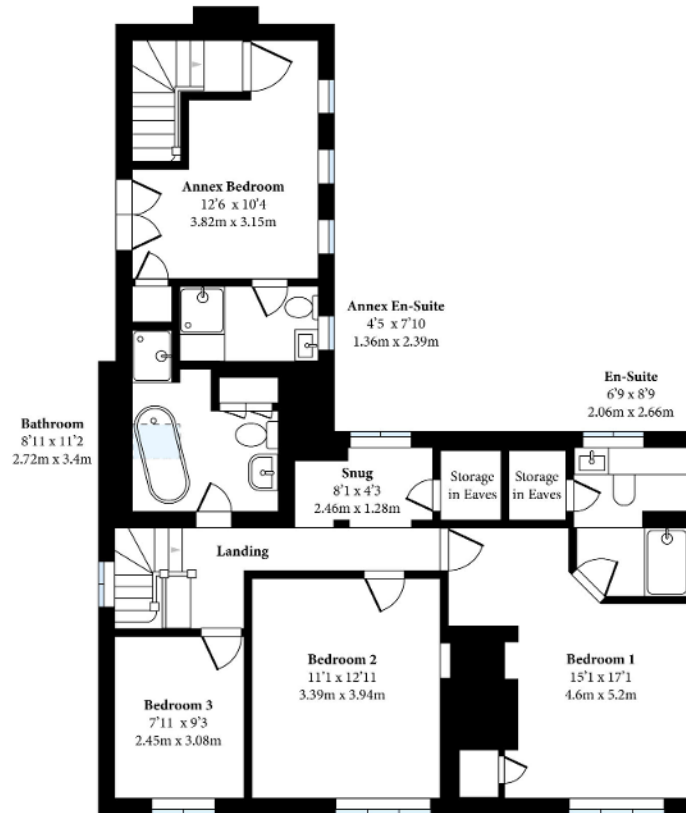
Floor plan for illustrative purposes only, features and room dimensions may not be to scale however every care has been taken to provide accurate measurements.

The Farm House, Warnham

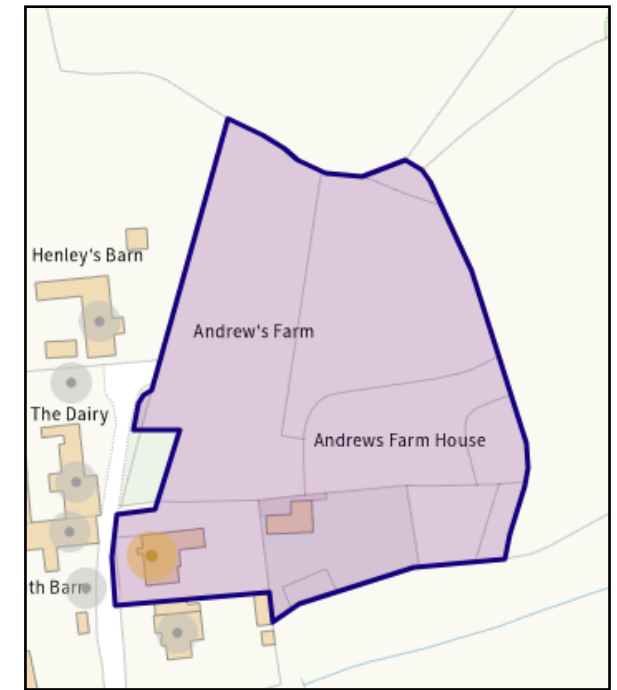
Approximate Total = 1706 sq ft / 158.5 sq m



Ground Floor



1st Floor



COUNCIL TAX BAND: F
COUNCIL: HORSHAM DISTRICT COUNCIL
SERVICES: AIR SOURCE HEAT PUMP
(HOT WATER FED HEATING)
MAINS: SEWERAGE
TENURE: FREEHOLD

TO ARRANGE A VIEWING OR FOR MORE
INFORMATION CALL **REBECCA 07464 043 045.**