



**School Hill
Warnham, RH12 3QN**

**Guide Price
£400,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

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LOCATION

This charming period home is located within the Sussex village of Warnham with its period cottages and houses, a local village shop, butcher, hairdresser and two public houses. The historic market town of Horsham, is about 4 miles distant, boasting an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store. There are twice weekly award winning local markets in the Carfax in the centre of Horsham for you to stock up on local produce, or head to East Street, or 'Eat Street' as it is known locally, where there is a wide choice of restaurants ranging from independent eateries such as Monte Forte and larger chains, including Wagamama, Pizza Express and Cote. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach. For those needing to commute, you have Warnham or Horsham Station, with the latter offering a direct line to Gatwick (17 minutes) and London Victoria (52 minutes).

PROPERTY

Tenure: Freehold Grade II Listed

To the front of this beautiful Cottage is the 18ft Living Room, which boasts a large bay window that overlooks the village

green, exposed timbers and a large Inglenook Fireplace which gives this fantastic room a cosy feel. A Dining Room with a vaulted ceiling, also boasts exposed beams and leads through to the 12'11 x 7'1 Kitchen, which is fitted with a range of floor and wall mounted units and has a selection of appliances. To the First Floor you will find the two Bedrooms, both with built in Wardrobes, with the largest overlooking the Green and having an exposed brick chimneybreast, which creates a real feature for the room.

OUTSIDE

This Grade II listed cottage is set back from the road behind a picket fence with a gate opening to the front door and to the side access, which leads to the well kept Rear Garden. This is mainly paved patio, creating an attractive low maintenance space, perfect for barbecues in the summer months. At the bottom of the Garden is a shed that provides additional storage.





Buses

3 minute walk



Shops

Village Store
0.3 miles



Trains

Horsham – 3 miles
Littlehaven – 1.2 miles



Airport

Gatwick
12.1 miles



Roads

M23
7.7 miles



Sport & Leisure

Warnham Gym & Studios
0.3 miles



Rental Income

£1,300 pcm



Schools

Warnham Primary
Tanbridge House



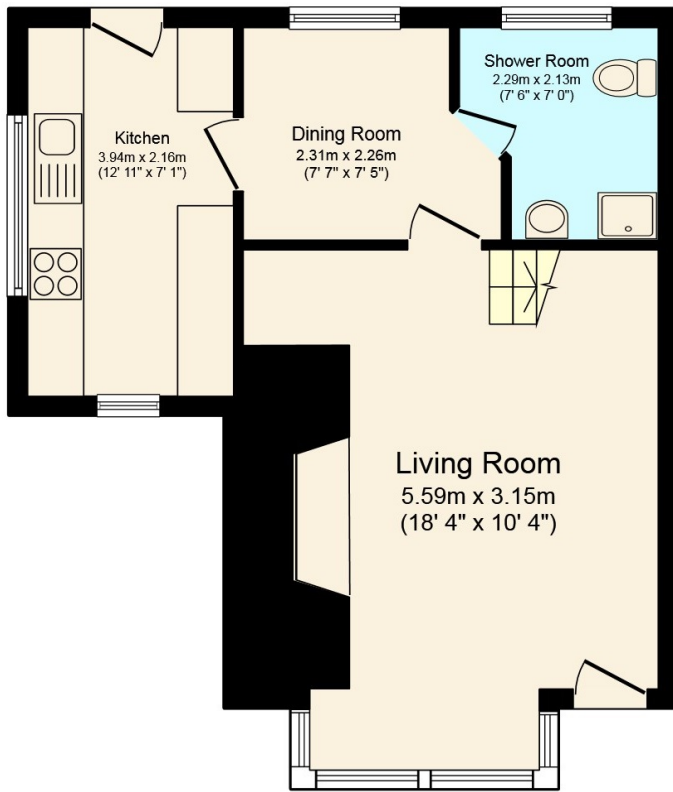
Broadband

Up to 67 Mbps

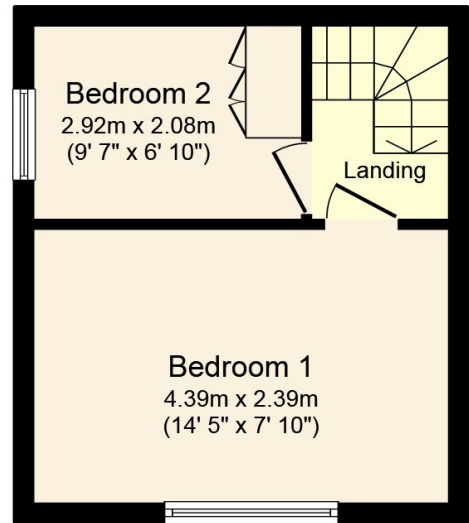


Council Tax

Band D

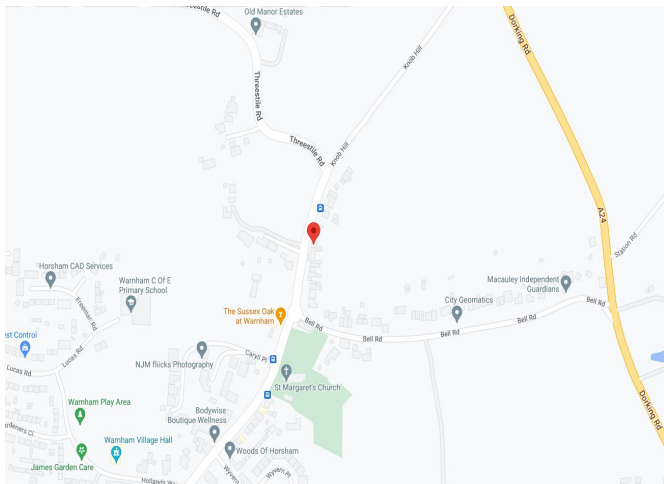


Ground Floor



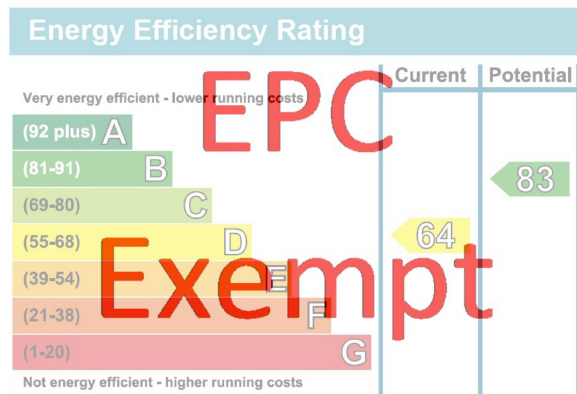
First Floor

Map Location



Total Approximate Floor Area
707 sq ft / 65.7 sq m

EPC Rating



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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