



**Church Street  
Warnham, RH12 3QW**

**£650,000**

**01403 272022  
[brocktaylor.co.uk](http://brocktaylor.co.uk)**

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

### 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

For sale: an immaculate, semi-detached property that exudes charm and character. This property, dating back to the 1850s, has a rich history connected to the Cokelers of Warnham and has been lovingly refurbished by the current owners. The house comprises of three spacious double bedrooms, each boasting natural light and their own ensuite bathrooms. The main bedroom, located on the second floor, is particularly generous in size with a double aspect view. Each ensuite bathroom has its own unique features, such as a large bath in the main bedroom's ensuite, a window in the second bedroom's ensuite and a modern walk-in shower in

the third bedroom's ensuite. The property also features two expansive reception rooms, both offering garden views. The first reception room, a large L-shaped lounge, leads onto a raised terrace area, perfect for enjoying the tranquil surroundings. The lower ground floor reception room provides access to both the garden and a separate WC, making it an ideal space for entertaining. The heart of the home is the cottage-style kitchen, filled with natural light and plenty of work surface area. Ample storage and a dedicated dining space make this kitchen practical yet welcoming.

### OUTSIDE

Outdoors, the property features a cleverly designed courtyard garden. The raised terrace area and various other spaces have been created to be enjoyed in all weathers, making it an ideal spot for entertaining and low maintenance. This property is perfect for families, located in a quiet and peaceful area with local amenities nearby. Additionally, it holds historical features that add a unique charm to the property. This is a truly special home, waiting for the next family to make their own memories in.





**Buses**

1 minute walk



**Shops**

Village Store  
1 minute walk



**Trains**

Warnham – 1 mile  
Horsham – 2.8 miles



**Airport**

Gatwick  
12.3 miles



**Roads**

M23  
7.7 miles



**Sport & Leisure**

Warnham Gym  
1 minute walk



**Rental Income**

£tbc



**Schools**

Warnham Primary  
Tanbridge House



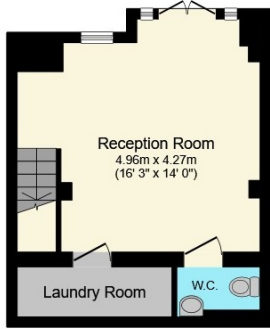
**Broadband**

Up to 67 Mbps

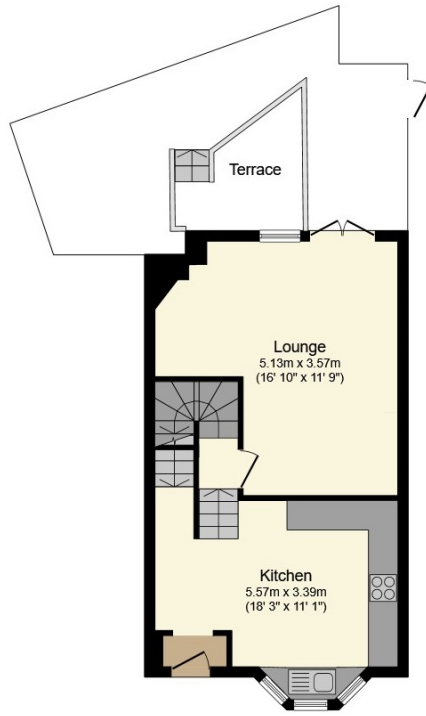


**Council Tax**

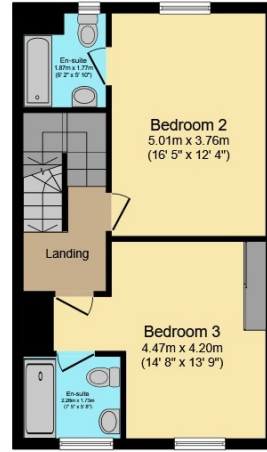
Band E



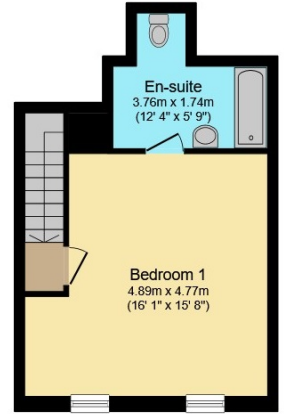
Lower Ground Floor



Ground Floor

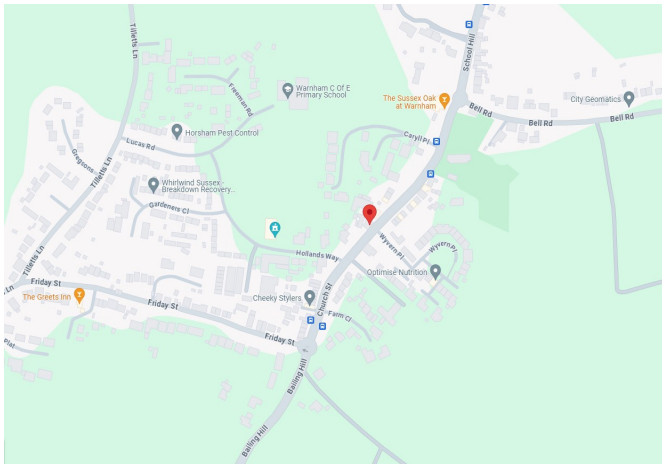


First Floor



Second Floor

Map Location



Total Approximate Floor Area  
**1,598 sq ft / 148 sq m**

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>51</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

01403 272022  
[horshamsales@brocktaylor.co.uk](mailto:horshamsales@brocktaylor.co.uk)



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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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