



West Barn, Stone Farm, Marches Road, Warnham,
Horsham, West Sussex

For the finer things in property.

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West Barn Stone Farm, Marches Road, Warnham, Horsham West Sussex RH12 3SL

A characterful barn conversion with office and studio outbuilding, set in a delightful garden

Horsham & mainline station 5.6 miles (London Victoria 54 minutes approximately, London Bridge 55 minutes approximately), London Gatwick Airport 15 miles, Guildford 17.5 miles (London Waterloo 40 minutes), Brighton 30 miles

Reception hall | Drawing room | Kitchen/ breakfast room | Cloakroom | Principal bedroom with en suite shower room | 3 Further bedrooms, 1 en suite | Family bathroom | Studio outbuilding | Garage with office above | Garden EPC rating C

The property

West Barn is a superb quality conversion of a barn originally dating from the 1830s by Master Builders Ansell & Sons of Ockley, founded in 1791, who specialise in heritage buildings. It is conveniently situated on the edge of Warnham Parish as one of two barns and a granary, all converted and rebuilt around 1989 on the site of the former Stone Farm.

This beautiful home has four bedrooms, two with en-suite facilities, plus a family bathroom. In addition, there is a substantial well-insulated fully serviced log cabin in the garden, currently used as a studio, affording further guest accommodation with ensuite facilities.

An impressive reception hall, with a high vaulted ceiling, leads to a large L-shaped sitting-room with open fireplace, and dining area. The fourth bedroom is on the ground floor, plus the well-appointed recently-renewed kitchen, and ample

storage cupboards.

Throughout there is fine bespoke oak joinery, a speciality of Ansell & Sons, contributing to the great character and charm of the property, which must be seen to be appreciated.

Outside

The private driveway provides parking for several vehicles, and the detached double garage has power and a utility area. A staircase leads up to an office/study/storage space. Both that and the garden room are currently served by a mesh internet connection from the main house. The beautiful well-established garden is stocked with a collection of architectural specimen shrubs and trees, offering privacy and an attractive sitting and al-fresco dining area, with an arbour and water feature. It enjoys the magnificent views of the adjoining paddocks, the ancient woodland and the Surrey Hills.

Location

The property, close to the Surrey Border, has stunning views over nearby paddocks, farmland, and ancient woodland, towards the Surrey Hills AONB. Warnham village a few minutes away has a parish church, two popular public houses, an excellent butcher, village store and a primary school (Ofsted 'Good.')

The nearby market towns of Horsham and Dorking provide thriving restaurant and cafe scenes, along with comprehensive shopping outlets, such as Horsham's West Street and Swan Walk, with John Lewis and Waitrose store on Albion Way. The Horsham Carfax markets offer local produce and street food every Thursday and Saturday and there are various themed events throughout the year. Both towns have theatres, cinemas, swimming pools and other sport and leisure facilities. Nearby Cranleigh has award-winning butchers and fishmongers and M&S Food, as well as an Arts Centre. Two excellent farm shops are a short drive away. Well-regarded schools within a 6-mile radius include Farlington, Christ's Hospital, Pennthorpe, Cranleigh School, Belmont and Collyer's Sixth Form College. Christ's Hospital has excellent gym facilities which the public may join, and nearby Slinfold has a golf





Floorplans

West Barn, Stone Farm Marches Road, Warnham, West Sussex

Main House internal area 1,559 sq ft (145 sq m)

Garage internal area 497 sq ft (46 sq m)

Studio internal area 199 sq ft (18 sq m)

Total internal area 2,255 sq ft (209 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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From West Barn, one can also directly access miles of public footpaths and bridleways, including the Sussex Border Path.

Directions

From the A24, take the turning beside The Owl Public House. Follow Marches Road for approximately 1.3 miles where the access lane to the property will be found on the right.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains Water & electricity, Klargester sewage treatment plant, oil-fired boiler, ultra-fast fibre-optic broadband up to 900mbps.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,000,000

Guildford

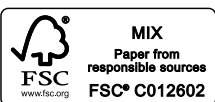
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