




# 1 Stone Farm Cottages

Marches Road, Warnham, Horsham, West Sussex




# A three bedroom family home with garaging, outbuildings and grounds extending to 3.72 acres


An attractive former farmworker's property featuring modern amenities and neutral décor throughout. Enjoying stunning views over open fields to the Surrey Hills, it is located to the north of a sought-after village, near to local and town centre amenities and a train station




1 RECEPTION ROOM




3 BEDROOMS




1 BATHROOM




TRIPLE




3.72 ACRES




FREEHOLD



RURAL/ VILLAGE



946 SQ FT



GUIDE PRICE £615,000



## The property

1 Stone Farm Cottages is an attractive semi-detached former farmworker's property offering 946 sq ft of light-filled, flexible accommodation arranged over three floors. While currently habitable and offering modern amenities and elegant neutral décor throughout, the property would benefit from some updating to the kitchen/breakfast room and family bathroom. It offers the prospective purchaser an ideal opportunity to create an elegant and practical rural living and entertaining environment maximising the stunning far-reaching views over open fields.

The accommodation flows from a storm porch and entrance hall with stairs rising to the first floor. It provides a front aspect sitting room with a feature exposed stone fireplace with woodburning stove. The rear aspect kitchen/breakfast room has tiled flooring, a limited range of wall and base units, complementary work surfaces, tiled splashbacks, a larder and space for modern integrated appliances and a sizeable table. A part-glazed door opens from the kitchen/breakfast room to an inner hall with a useful cloakroom. It gives

access to a fully-glazed triple aspect room with a front aspect door to the garden, ideal for use as a greenhouse or, with some modernisation, as a conservatory.

On the first floor the property provides a rear aspect principal bedroom with fitted storage, two further well-proportioned front aspect bedrooms and a part-tiled family bathroom.





## Outside

Set behind a private parking area and screened by mature hedging, the property is approached through a pedestrian gate over a path leading to the storm porch and front door. The well-maintained wraparound garden surrounding the house on three sides is laid mainly to lawn bordered by well-stocked flower and shrub beds and hedging. It features an attached coal store, numerous seating areas, a garden pond, a vegetable garden with raised beds and a greenhouse and a garden store with an attached gazebo-covered seating area at the end of the garden, the whole ideal for entertaining and al fresco dining and enjoying stunning far-reaching views over open fields.

To the side of the property is a vehicular gate giving access to the garage block, with three open bays and an enclosed bay, used as a workshop. To the rear is a stable, hay store and log store and a further building used as a tractor shed. There are two level, fenced paddocks and an area of woodland.

In all the grounds extend to 3.72 acres.

## Location

The property sits in a sought-after rural location on the Surrey/West Sussex borders, near to Warnham village. It offers a village store, butcher, pubs, a church, village hall and primary school. The market town of Horsham provides comprehensive amenities including independent and national stores, supermarkets including Waitrose, a shopping centre, The Carfax with its cobbled streets and restaurant quarter, a theatre, cinema, leisure centre, sports club with cricket, tennis, hockey and squash clubs and golf courses at Manning Heath and Slinfold Golf & Country Club. Warnham station, just 3.5 miles away, provides regular services into central London, while the nearby A24 offers swift access to the south coast, the M25, and London's airports



## Distances

- Warnham 2.3 miles
- Horsham 5.9 Miles
- Dorking 9.5 miles
- Cranleigh 8.3 miles

## Nearby Stations

- Warnham
- Horsham

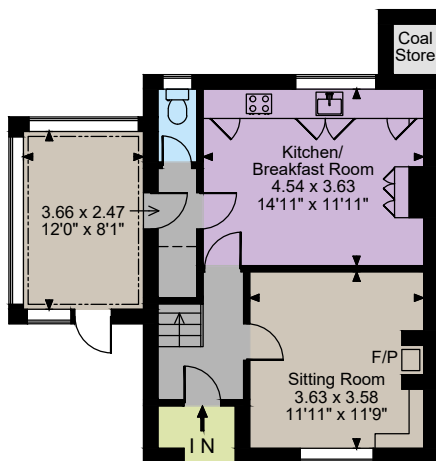
## Key Locations

- Leith Hill
- Leonardslee Lakes & Gardens
- Box Hill
- Polesden Lacey

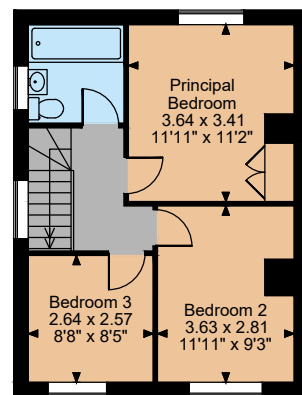
## Nearby Schools

- Farlington
- Pennthorpe
- Christ's Hospital
- Tanbridge
- Warnham CofE Primary School

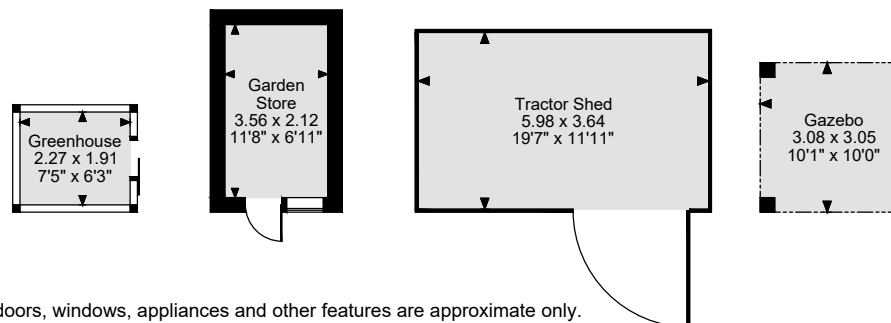
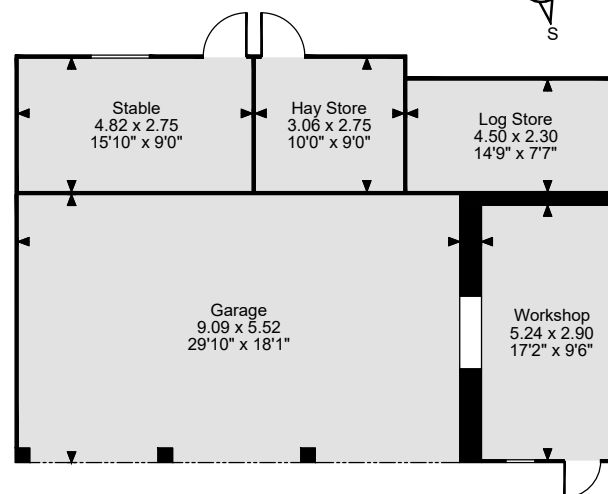




Ground Floor



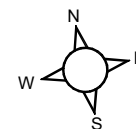
First Floor



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

□ □ □ Denotes restricted head height

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## Floorplans

Main House internal area 946 sq ft (88 sq m)  
 Greenhouse & Garden Store 128 sq ft (12 sq m)  
 Garage and Workshop 702 sq ft (65.8 sq m)  
 Stable and Stores 345 sq ft (32.02 sq m)  
 Tractor Shed 234 sq ft (21.77 sq m)  
 Total internal area 2,364 sq ft (219.6 sq m)  
 Quoted area excludes external coal store  
 For identification purposes only.

## Directions

RH12 3SL

what3words: ///stardom.mixing.means

## General

Local Authority: Horsham District Council  
 tel: 01403 215100

Services: Mains water, electricity, LPG heating and private drainage compliant with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: TBC

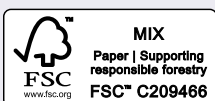
## Guildford

215-217 High Street, Guildford, GU1 3BJ

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