

Warnham Lodge,  
Warnham, Horsham



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9,411 sq ft (874 sq m) | 8 reception rooms | 8 bedrooms | 7 bathrooms  
Garaging | Tennis court | Swimming pool | 26.56 acres | Freehold | Rural  
Three-bedroom bungalow with planning permission to significantly  
extend available by separate negotiation

**Guide price £5,950,000**



## An exceptional country residence offering over 9,000 sq ft of accommodation, extensive grounds, swimming pool, tennis court, impressive outbuildings

### The property

Warnham Lodge is an impressive, unlisted and generously proportioned country residence which sits comfortably in the middle of its own grounds and enjoys a wonderfully private rural setting. This charming family home is conveniently located for Horsham and all it has to offer, and also boasts fabulous landscaped gardens, leisure facilities, and views to the open countryside beyond. The property provides an exceptional amount of accommodation, with an extensive selection of reception rooms and eight bedrooms arranged across three floors.

The ground floor offers an excellent balance of formal and informal spaces, with the 30ft family room providing an impressive setting for relaxed family gatherings. It has wooden flooring, a fireplace and south-east-facing bay window overlooking the grounds. The panelled home office has built-in shelving and a logburner, while a music room, gym and games room add considerable versatility. The bespoke kitchen features wooden cabinetry, granite worktops, a central island, breakfast bar and integrated appliances, complemented by a study, breakfast area and conservatory overlooking the swimming pool and gardens.

On the first floor you will find seven generous double bedrooms enjoying wonderful views of the garden, three with en suite bathrooms, together with a family bathroom and separate shower room. The second floor provides a further large double bedroom, dressing room and shower room, alongside substantial attic space.

Outside, the grounds are a particular feature, with sweeping lawns and meadows, mature woodland and six ponds complemented by a vegetable garden, tennis court, swimming pool and sunny patio areas. A range of outbuildings includes a triple garage with games room above, double garage, stables, two greenhouses, two wood stores, a dog kennel with full run and pool chalet/summer house, which opens onto the pool terrace through two sets of bi-fold doors. There is also a former cricket pavilion with an interesting history.

The property is not subject to any rights of way or Tree Preservation Orders within its boundaries.

Available by separate negotiation is the detached three-bedroom Gardener's Bungalow which provides valuable additional accommodation for staff, guests or family members, comprising a sitting room, fully equipped galley kitchen, three bedrooms and bathroom with over-bath shower. The bungalow has separate access and planning permission to significantly extend and therefore provide a two storey house with four/five bedrooms, three reception rooms, large kitchen/breakfast room and two-car garage.





Garage



Garage





### Location

Warnham Lodge enjoys a peaceful rural setting on the edge of the historic village of Warnham, which offers a village store, butcher, pubs, church and village hall. The nearby market town of Horsham provides a comprehensive range of shopping, cafés, restaurants, leisure facilities and cultural attractions. Education in the area is strong, with well regarded independent schools including Christ's Hospital, Farlington School, Pennthorpe School and Cranleigh School.

Transport connections are excellent with Three Bridges Station providing fast and frequent services to both London Bridge and Victoria stations (33 minutes and 36 minutes respectively). Horsham station also offers regular direct trains to London Victoria and Gatwick Airport, for international travel Gatwick Airport is approximately 15 miles away. The A24 is readily accessible, linking to the M25, London and the national motorway network.

Postcode region: RH12

### General

Local authority: Horsham District Council  
 Services: Mains water and electricity, oil fired central heating to Warnham Lodge and electric central heating to The Bungalow.  
 Drainage: Septic tank for both properties. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
 Council Tax: Warnham Lodge: H, The Bungalow F  
 EPC rating: Main house D, Gardener's Bungalow F  
 Tenure details: Freehold  
 Mobile and Broadband checker: Superfast broadband is distributed throughout the house, pool house, games room and patio area. Information can be found here: <https://checker.ofcom.org.uk/en-gb/>  
 Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.





**Warnham Lodge, RH12 3SQ**

- Key**
- Warnham Lodge (10.75 ha / 26.56 ac)
  - Gardeners Bungalow (available by separate negotiation) (0.23 ha / 0.57 ac)

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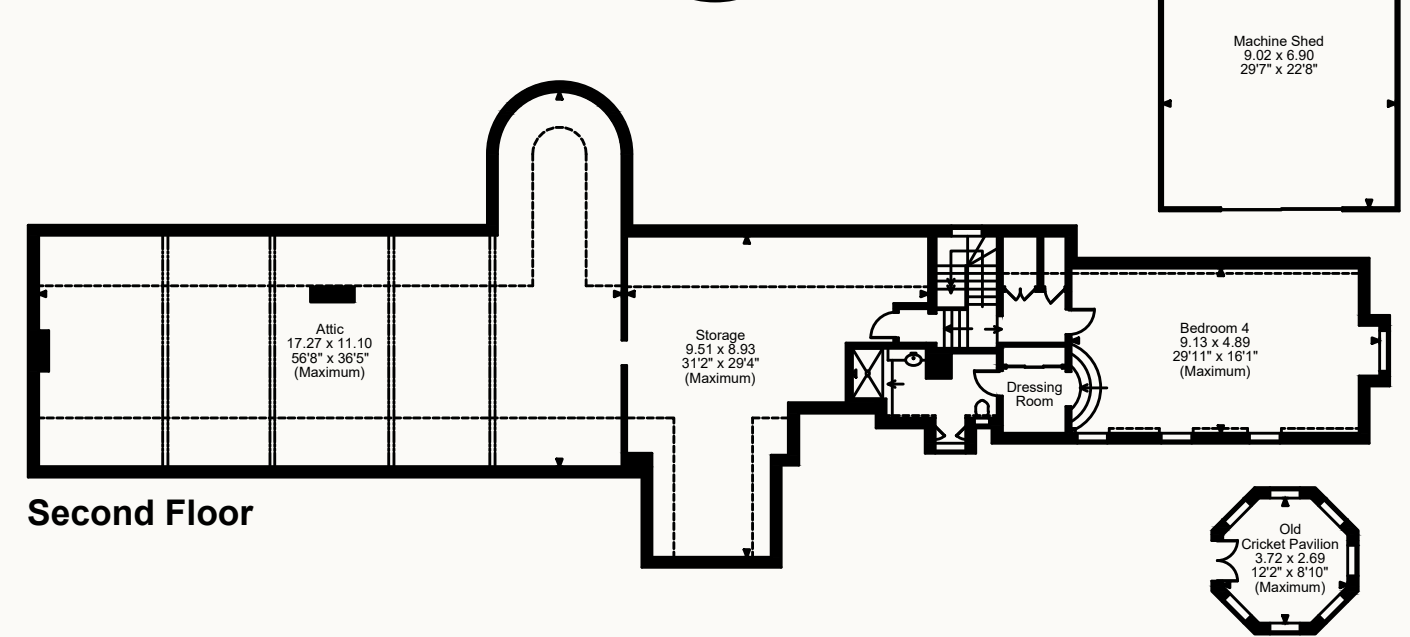
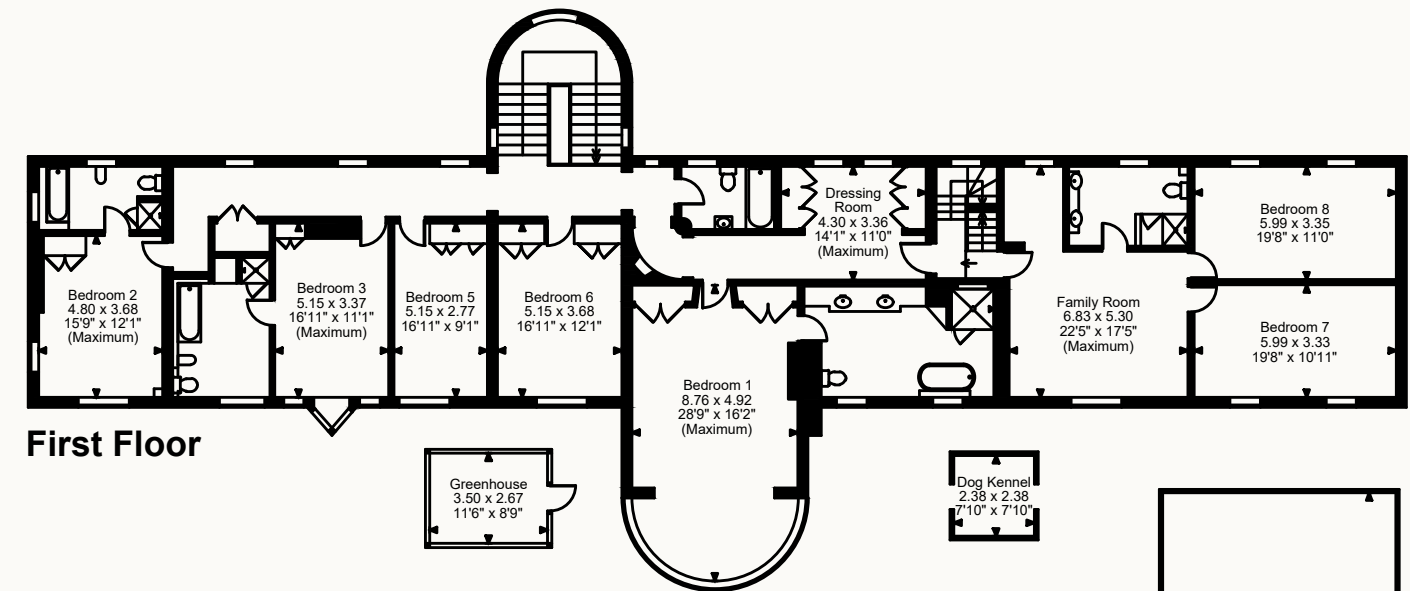
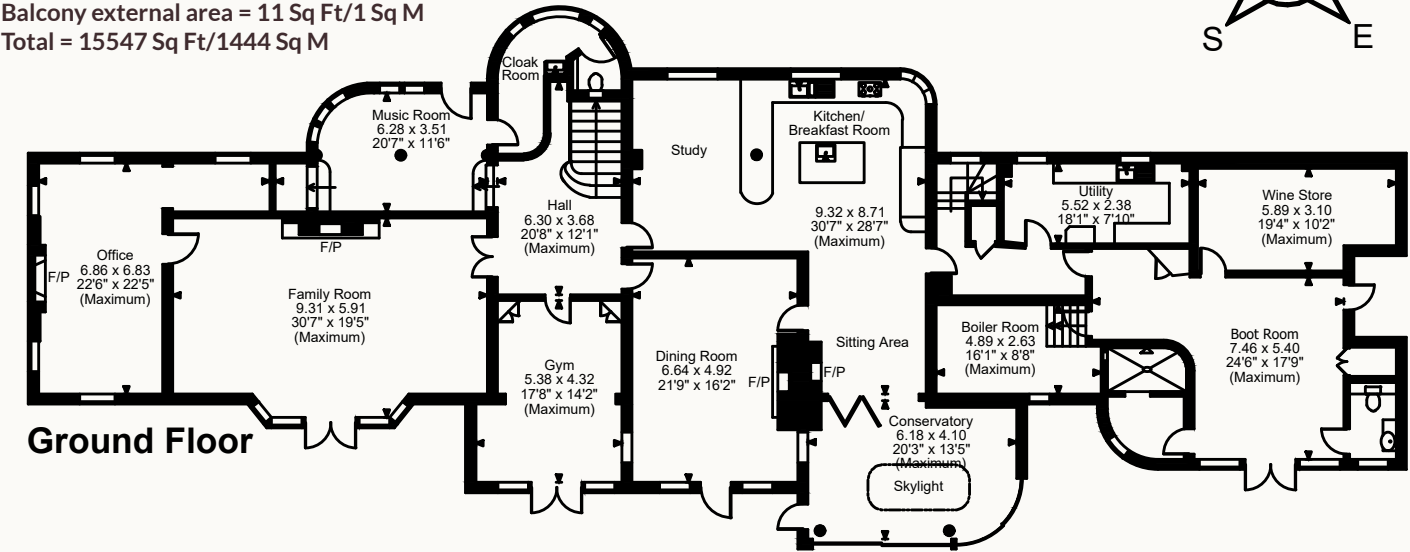
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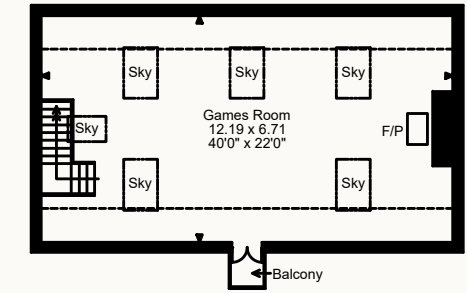
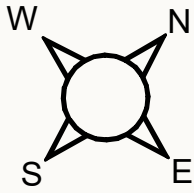
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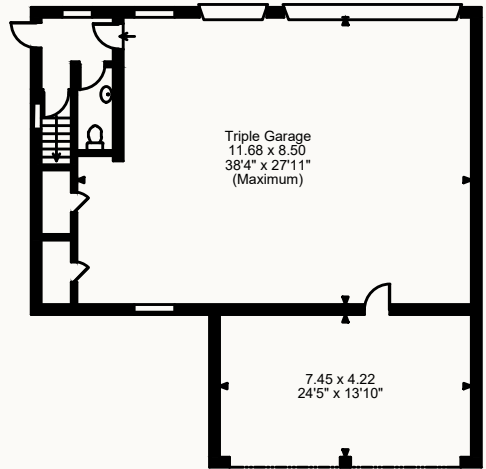
Main House = 9411 Sq Ft/874 Sq M  
Garages = 2528 Sq Ft/235 Sq M  
Outbuildings = 2022 Sq Ft/188 Sq M  
Gardeners Bungalow = 1224 Sq Ft/114 Sq M  
Stable = 362 Sq Ft/34 Sq M  
Balcony external area = 11 Sq Ft/1 Sq M  
Total = 15547 Sq Ft/1444 Sq M



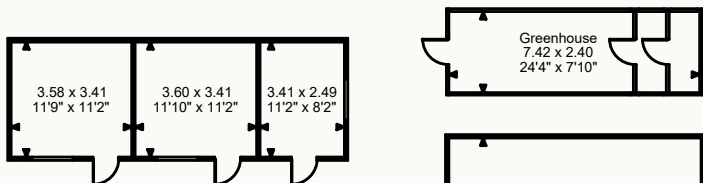
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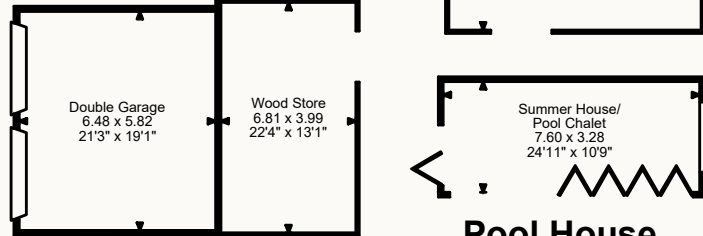
Floor Above Garage



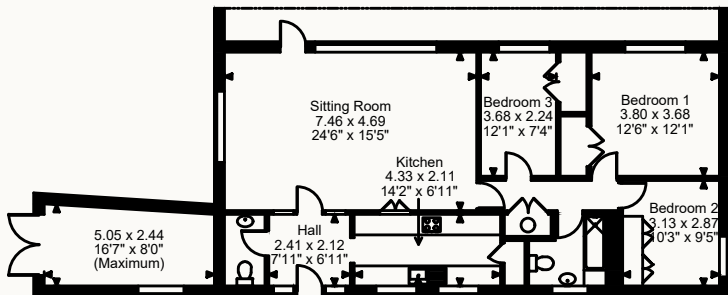
Garage Ground Floor



Stable



Pool House



Gardeners Bungalow

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