



# Strood Park Farmhouse

Strood Lane, Warnham, West Sussex

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An attractive detached farmhouse with character features and beautiful gardens, in a picturesque rural position

A handsome, substantial detached country house with plenty of period character, set in a peaceful rural position, yet within easy reach of sought-after Horsham and its various amenities and transport connections. The house displays splendid stone, tiled and rendered elevations outside, while inside there are exposed timber beams, original fireplaces, combined with attractive modern fittings.



**5 RECEPTION ROOMS**



**6 BEDROOMS**



**3 BATHROOMS**



**OUTSIDE**



**0.5 ACRES**



**FREEHOLD**



**RURAL**



**3,815 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

Strood Park Farmhouse is an impressive period property with more than 3,500 square feet of characterful accommodation, set in a picturesque rural position between the villages of Warnham and Broadbridge Heath. The property has a welcoming reception hall at the entrance, with its modern tiled flooring, timber beams and timber joinery. Doors lead to the main ground floor reception rooms, including the dual aspect sitting room with its woodburning stove and a west-facing bay window, which welcomes plenty of natural light and affords views across the surrounding fields. The heart of the home is the open-plan, connected drawing room and dining room, which measures 29ft, with flagstone and exposed wooden flooring, timber beams overhead and an imposing inglenook fireplace. The space is an ideal setting for entertaining guests. There is also a peaceful, private study for home working, while the kitchen and breakfast room provides further light, airy social living space with its shaker-style units, fireplace-recessed Aga, integrated appliances and breakfast table.

The first floor provides five well-presented double bedrooms, including a generous principal bedroom with a south-facing aspect. The first floor also features a dressing room with built-in storage, a large family bathroom and a shower room. On the second floor there is a further double bedroom with a dressing room and an en suite washroom, which could be converted into a bath or shower room. The second floor also has a sitting area and a kitchenette, making it ideal for use as a self-contained apartment for guests or family members.





















## Outside

The house is set in beautifully landscaped gardens, which back onto open fields, creating a peaceful, relaxing atmosphere. At the front of the house there is plenty of parking for residents and guests alike, while the gardens are mostly to the side and rear benefitting from the sunny south and west-facing aspects. They include an area of lawn and extensive paved and gravel terracing, dotted with various shrubs and herbaceous borders, as well as a tropical palm and a wealth of colourful flowering perennials. Border walls and hedgerows surround the gardens, with those views across the fields beyond, while there is also a timber-framed summer house in which to relax.

## Location

Strood Park Farmhouse is in a rural setting between the villages of Warnham and Broadbridge Heath. Warnham has a village hall and two local pubs, while Broadbridge Heath offers various amenities, including its own post office, local convenience store and public house; as well its own leisure centre and, just a short distance away, a retail park and large supermarket. Approximately three miles distance is the historic

market town of Horsham, which offers a more comprehensive range of facilities including a John Lewis at Home, Swan Walk shopping centre, The Carfax, with its cobbled streets and varied Restaurant quarter; Horsham park and a mainline train station (London Victoria and London Bridge both approximately 55 minutes).

The A24 is close by giving access to the M23 and wider motorway network, London, Gatwick and Heathrow airports; and the south coast. There are also several excellent state and private schools in the area.



## Distances

- Broadbridge Heath 1.5 miles
- Horsham 3.0 miles
- Billingshurst 6.8 miles
- Cranleigh 8.3 miles

## Nearby Stations

- Warnham
- Horsham
- Christ's Hospital

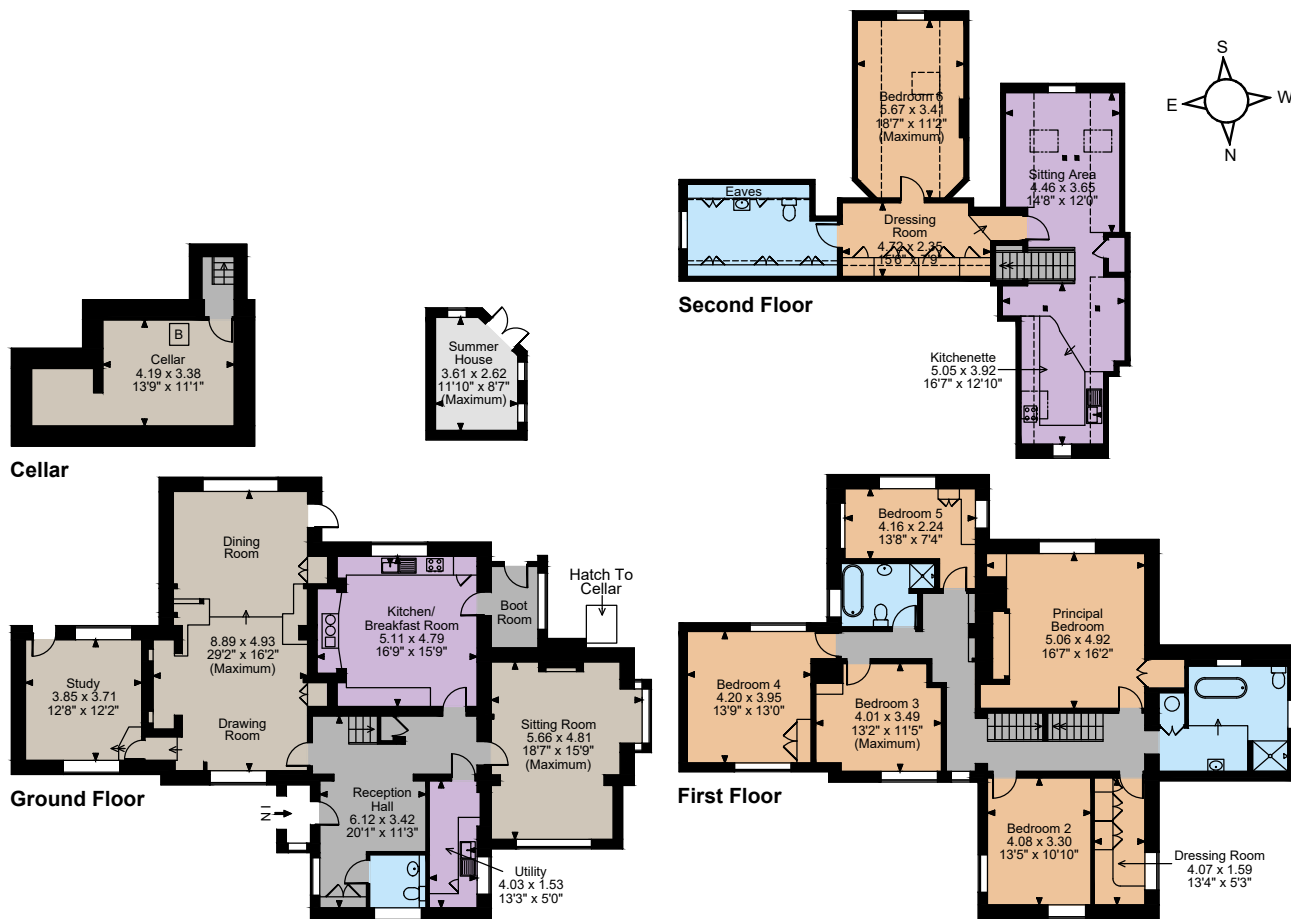
## Key Locations

- Warnham Local Nature Reserve
- Southwater Country Park
- Sumners Ponds
- Leonardslee Lakes & Gardens
- Nymans
- South Lodge

## Nearby Schools

- Shelley Primary School
- Christ's Hospital
- Farlington Girls School
- Pennthorpe
- Cottesmore
- Cranleigh





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 3,815 sq ft (354 sq m)

Outbuilding internal area 94 sq ft (9 sq m)

Total internal area 3,909 sq ft (363 sq m)

For identification purposes only.

## Directions

RH12 3PF

what3words: ///radiates.panting.sugar

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** Mains water and electricity. Private drainage (compliant with current regulations). Oil fired heating.

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

**Council Tax:** Band G

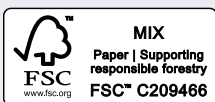
**EPC Rating:** E

## Guildford

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