



South Lodge Strood Lane, Warnham

Guide Price £1,375,000

South Lodge Strood Lane

Warnham, Horsham

Extending to approximately 2,954 sq ft, this impressive home delivers beautifully balanced accommodation across two floors, thoughtfully arranged for modern family living and entertaining. The property is offered with vacant possession and no onward chain.

A generous reception hall sets an immediate tone of space and light, leading through to a striking 19' x 19' family room. With double doors opening onto the rear terrace and a desirable westerly aspect, this superb room is bathed in natural light and enjoys uninterrupted views across the adjoining countryside.

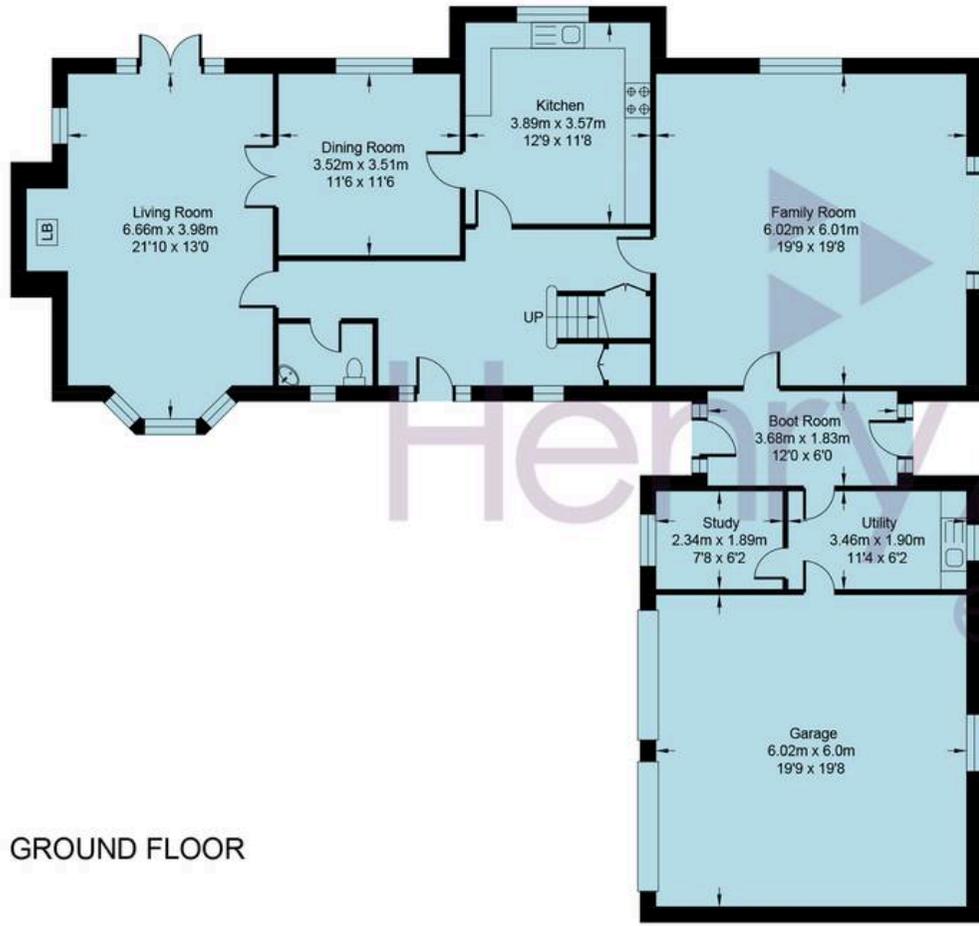
The formal sitting room provides a more intimate retreat, centred around an exposed brick fireplace with inset log burner. A separate dining room offers an elegant space for formal occasions, while the well-appointed kitchen/breakfast room overlooks the gardens and serves as the heart of the home. Practical additions include a walk-through boot room, utility room and a dedicated study.

The turning staircase rises to a spacious first-floor landing, leading to a luxurious principal suite occupying its own private wing. Dual aspect windows frame delightful garden and countryside views, while a comprehensive range of fitted wardrobes and a well-appointed en suite bathroom.

A guest bedroom suite with its own en suite bathroom is positioned at the opposite end of the house, ensuring excellent privacy for visitors. Two further generous double bedrooms and a stylish family bathroom complete the first-floor accommodation.







GROUND FLOOR

FIRST FLOOR



Strood Lane

Approximate Area = 2564 sq ft / 238.2 sq m
 Garage = 390 sq ft / 36.2 sq m
 Total = 2954 sq ft / 274.4 sq m
 For identification only - not to scale



An exceptional executive residence set within approximately 0.6 of an acre, enjoying a peaceful semi-rural setting on the fringes of Warnham village. Backing directly onto open countryside, the property offers a rare combination of privacy, space and accessibility, with Horsham town centre, highly regarded schools and direct commuter routes to London, Gatwick and Brighton all within easy reach.

The approach is suitably impressive, via electrically operated gates opening onto a sweeping gravel driveway with ample parking for multiple vehicles. The double garage, with up-and-over doors and integral access, offers substantial loft space above and presents exciting potential for conversion, subject to the necessary consents.

The gardens and grounds are a particular feature, extending to circa 0.6 of an acre and backing onto open countryside. Expanses of lawn, paved terraces ideal for al fresco dining, a wooded area and a substantial garden pond combine to create a wonderfully private and picturesque outdoor setting.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.