



13 Caryll Place, Warnham

Guide Price £600,000

13 Caryll Place

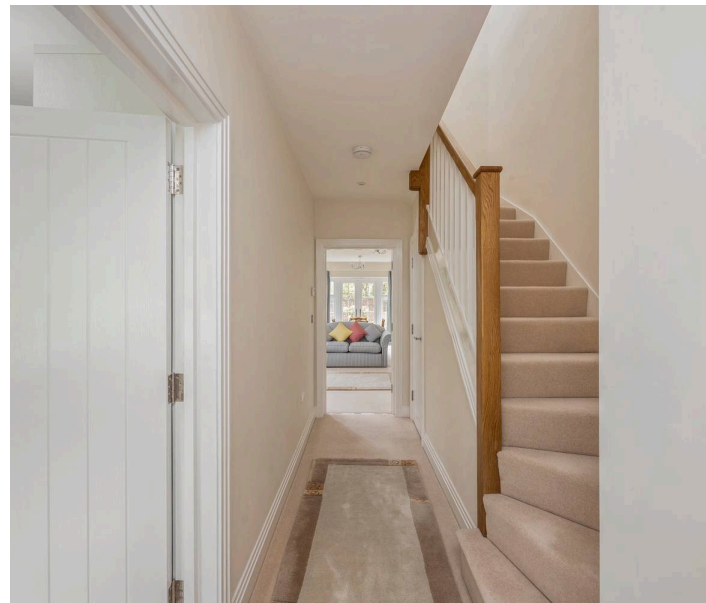
Warnham, Horsham

Built in 2019, this well-presented three-bedroom semi-detached home is ideally located in the charming village of Warnham, offering an excellent blend of modern comfort and village living. . The property forms part of an exclusive and impeccably maintained private enclave of just fifteen homes, conveniently positioned close to the village shop, church and a well-regarded primary school with a "Good" Ofsted rating.

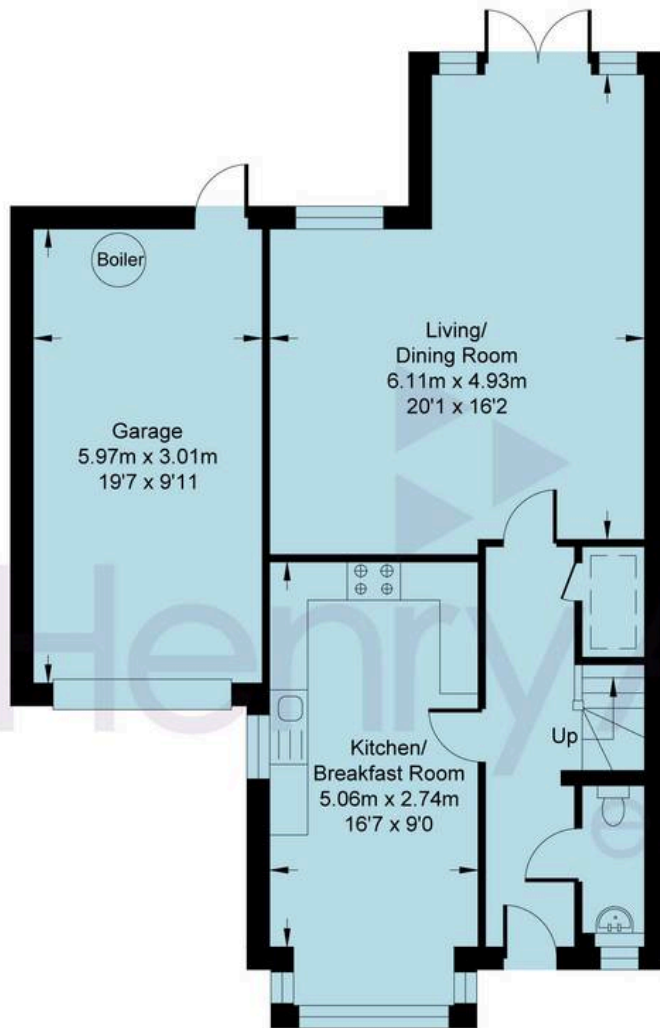
The property opens into an entrance hall, leading through to the front a contemporary kitchen is fitted with high-quality cabinetry and premium appliances with an area for a breakfast table, forming the heart of the home. This space flows effortlessly into a light-filled living area, with doors opening onto the rear garden, creating an exceptional setting for both refined entertaining and relaxed everyday living.

The ground floor also benefits from a convenient cloakroom, perfect for guests.

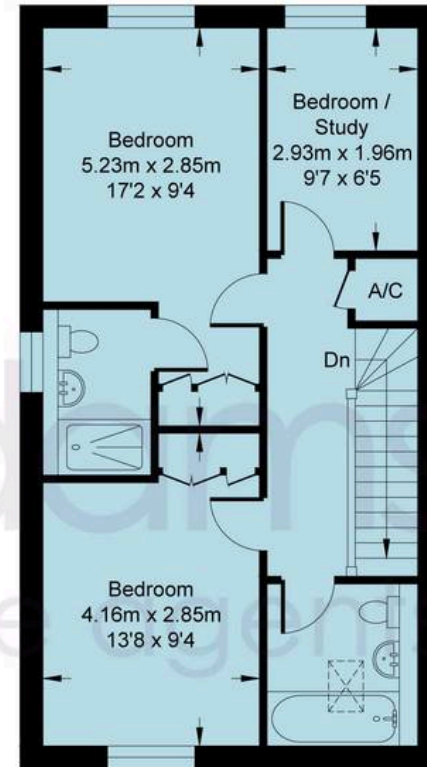
Upstairs, the principal bedroom boasts its own en suite shower room, providing a private retreat, while two further bedrooms are well-proportioned and served by a stylish family bathroom. The property is maintained throughout, with tasteful décor and a light, airy feel in every room. Additional features include gas central heating and double glazing, ensuring year-round comfort.







GROUND FLOOR



FIRST FLOOR



Caryl Place

Approximate Area = 1080.58 sq ft / 100.39 sq m

Garage = 193.43 sq ft / 17.97 sq m

Total (Including Garage) = 1274.01 sq ft / 118.36 sq m

For identification only - not to scale



The south facing rear garden is thoughtfully landscaped, offering a safe and enclosed environment for children to play or for relaxing and entertaining outdoors. There is a patio area for alfresco dining, as well as well-tended borders and a lawn that is easy to maintain. The garden enjoys a good degree of privacy and is perfect for enjoying the outdoors in the warmer months. With its combination of practical features and appealing outdoor space, this property is an excellent choice for families or anyone seeking a comfortable, well-located home in the heart of Warnham village.

The outside space complements the home perfectly, beginning with a neat front garden that offers a welcoming approach and attractive kerb appeal. The property is set within a well-kept estate, with a smart entrance that enhances the sense of community and security. To the side, there is a private driveway providing ample off-road parking and access to a single garage (ideal for additional storage or secure parking).

The proximity of Warnham Railway Station provides convenient access to London Victoria, with the station approximately 15–20 minutes walk from the property.

Agent note - Management fees £850.00 annually

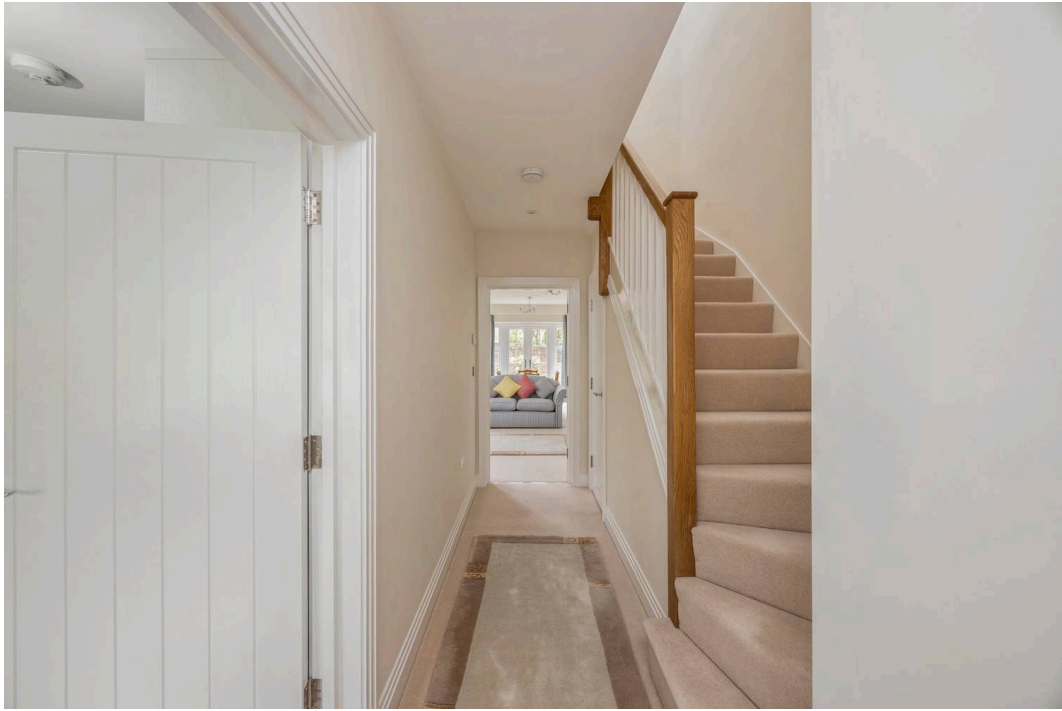
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

horsham@henryadams.co.uk

www.henryadams.co.uk/

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.