



Marches Road, Warnham, West Sussex, RH12 3SL



woodlands



Set within approximately 2.4 acres of glorious countryside grounds, this exceptional detached residence effortlessly combines timeless character with modern-day comfort, creating a truly captivating family home. Surrounded by far-reaching panoramic views across rolling fields, the property enjoys an enviable rural setting while offering substantial and versatile accommodation perfectly suited to contemporary living.

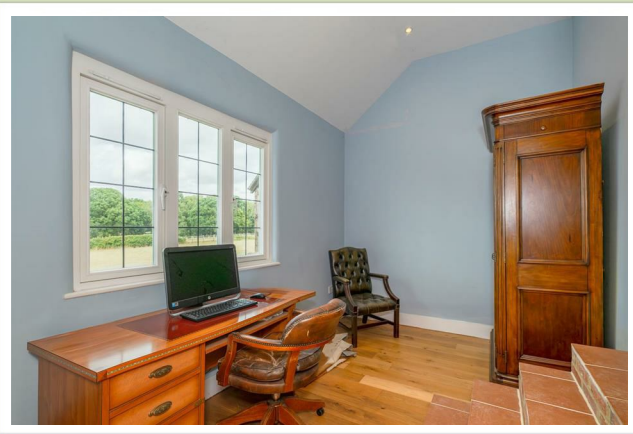
Rich in charm and original features, the home boasts beautifully proportioned interiors designed for both elegant entertaining and relaxed family life. At the heart of the property is a stunning principal bedroom suite complete with its own private balcony, perfectly positioned to take in the breathtaking outlook across the gardens and open countryside beyond. Five generous double bedrooms occupy the first floor, complemented by three well-appointed bathrooms, while a substantial ground floor room provides excellent flexibility as either a sixth bedroom, guest suite or additional reception space.

The property is exceptionally well-equipped for modern lifestyles, featuring a dedicated home office ideal for remote working, extensive parking and stabling facilities that will particularly appeal to equestrian buyers or those seeking a country lifestyle with practical amenities. There is also exciting scope to further enhance the outdoor offering with the potential creation of a sand school, presenting an excellent opportunity for horse enthusiasts- subject to the relevant permissions being sought.



Outside, the grounds are every bit as impressive as the house itself. Beautifully maintained gardens and expansive lawns provide a peaceful and private sanctuary, ideal for outdoor entertaining, family activities or simply enjoying the tranquillity of the surrounding landscape. Whether relaxing on the balcony as the sun sets, dining al fresco in the warmer months or exploring the vast outdoor space, the setting encourages a lifestyle deeply connected to nature.

This is a rare opportunity to acquire a distinguished countryside home that delivers character, versatility and exceptional outdoor potential in equal measure - a truly special retreat for buyers seeking refined rural living.



Accommodation with approximate room sizes:  
Max measurements shown unless stated otherwise.

**ENTRANCE PORCH**

**HALLWAY**

**OFFICE** 12'7" x 8'1" (3.84m x 2.46m)

**SHOWER ROOM** 9'7" x 8'1" (2.92m x 2.46m)

**FAMILY ROOM/BEDROOM SIX** 14'0" x 18'8" (4.27m x 5.69m)

**SITTING ROOM** 18'4" x 18'8" (5.59m x 5.69m)

**KITCHEN** 14'5" x 18'8" (4.39m x 5.69m)

**DINING ROOM** 25'1" x 12'10" (7.65m x 3.91m)

**SIDE ENTRANCE HALL** 4'10" x 12'6" (1.47m x 3.81m)

**UTILITY ROOM** 11'11" x 12'8" (3.63m x 3.86m)

**FIRST FLOOR**

**LANDING**

**BEDROOM ONE & DRESSING ROOM** 15'0" x 24'6" (4.57m x 7.47m)

**BALCONY**

**EN-SUITE BATHROOM** 15'0" x 8'0" (4.57m x 2.44m)

**BEDROOM TWO** 11'3" x 19'3" (3.43m x 5.87m)

**BEDROOM THREE** 12'5" x 12'8" (3.78m x 3.86m)

**BEDROOM FOUR** 10'4" x 15'3" (3.15m x 4.65m)

**BEDROOM FIVE** 8'11" x 15'3" (2.72m x 4.65m)

**BATHROOM** 9'9" x 12'8" (2.97m x 3.86m)

**OUTSIDE**

**GARAGE/CAR PORT** 16'5" x 19'0" (5.00m x 5.79m)

**FURTHER STORAGE** 6'3" x 19'0" (1.91m x 5.79m)

**STABLE 1** 11'10" x 23'7" (3.61m x 7.19m)

**STABLE 2** 11'10" x 13'9" (3.61m x 4.19m)

**STABLE 3** 11'10" x 23'7" (3.61m x 7.19m)

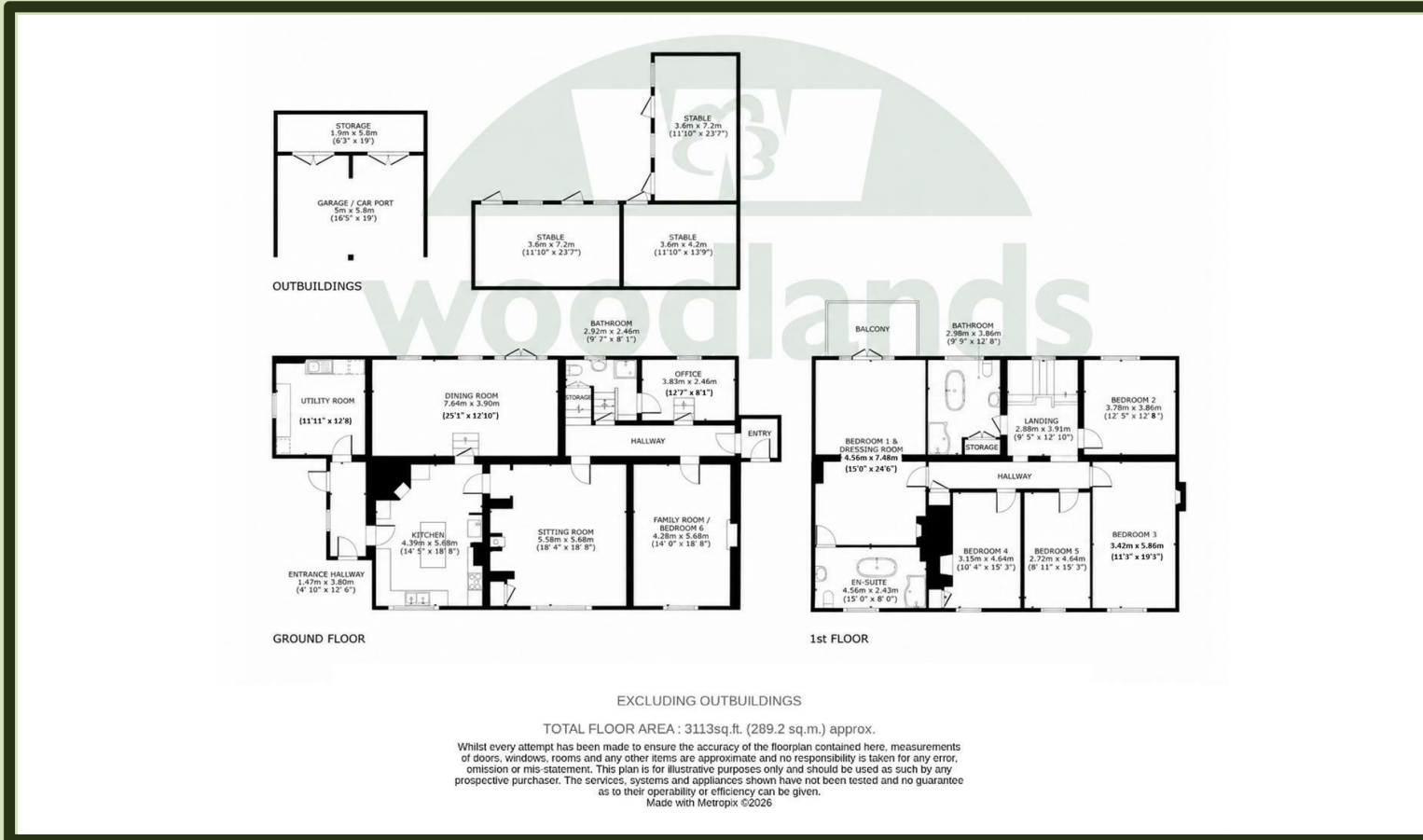
**AMPLE OFF ROAD PARKING**

**PLOT EXTENDS TO APPROX 2.4 ACRES**

**COUNTRYSIDE VIEWS**



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**LOCATION:** The property is within a picturesque rural setting with stunning views over countryside and farmland. Warnham village a few minutes away has a parish church, two popular public houses, an excellent butcher, village store and a primary school. The nearby market town of Horsham provides a range of restaurants and café's, comprehensive shopping facilities and Horsham Carfax markets offer local produce and street food every Thursday and Saturday. Horsham also has The Capitol Theatre, Everyman Cinema, swimming pool and other sport and leisure facilities. Well-regarded schools within a 6-mile radius include Farlington, Christ's Hospital, Pennthorpe, Cranleigh School, Belmont and Collyer's Sixth Form College. Christ's Hospital has excellent gym facilities which the public may join, and nearby Slinfold has a golf and country club. There are excellent transport links, with mainline stations at Horsham 5.6 miles away (London express to Victoria 54 minutes approximately, London Bridge 55 minutes approximately) and Dorking about 10 miles. London Gatwick Airport is only 15 miles away, Guildford is 17.5 miles (London Waterloo 40 minutes), Brighton 30 miles. Warnham station with a stopping service also serves Dorking (where there is a change to other lines) and London Victoria.

**COUNCIL TAX:** Band G.

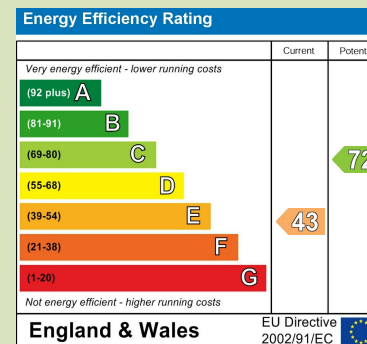
**EPC Rating:** E.

**SCHOOL CATCHMENT AREA:** For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

**Woodlands Estate Agents Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

**Energy Performance Certificate (EPC) disclaimer:** EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

**TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.**



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