

The Woodford, Warnham

Guide Price **£281,250 (Full price £375,000)**

Henry Adams
estate agents

The Woodford

Warnham, Horsham

Set on the rural fringes of Warnham village, this beautifully presented home enjoys an enviable position offering the best of both worlds — a lovely countryside setting combined with excellent access to nearby Horsham and its wide range of amenities. The property is immaculately maintained throughout and features a spacious open-plan kitchen/dining area complete with integrated appliances, ideal for modern living and entertaining.

A bright and welcoming sitting room benefits from bi-fold doors opening directly onto the rear garden, while a convenient cloakroom completes the ground floor accommodation.

Upstairs, the property offers two generously sized bedrooms alongside a well-appointed family bathroom.

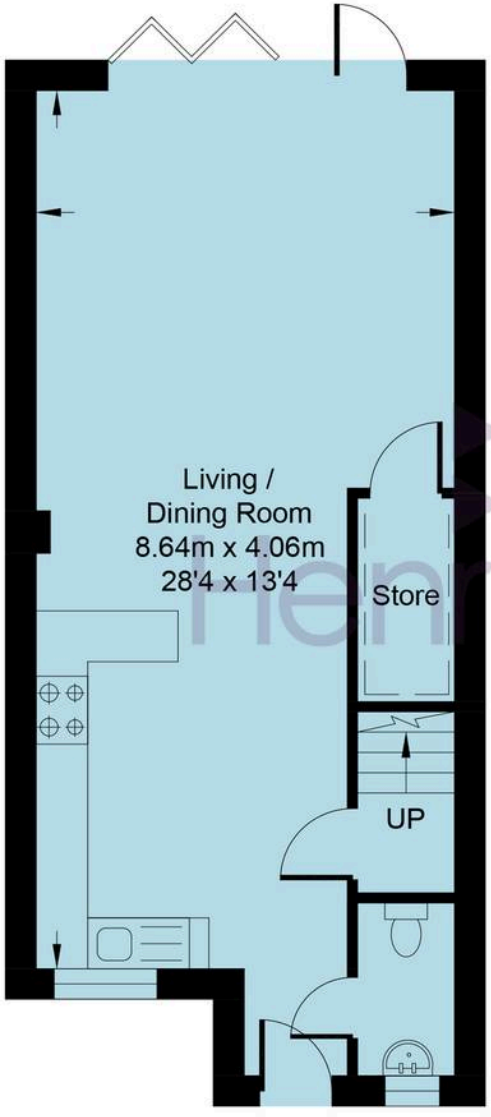
Externally, the rear garden provides a delightful space for entertaining, with a patio area leading via steps to a lawned garden. The property further benefits from off-street parking for two vehicles.

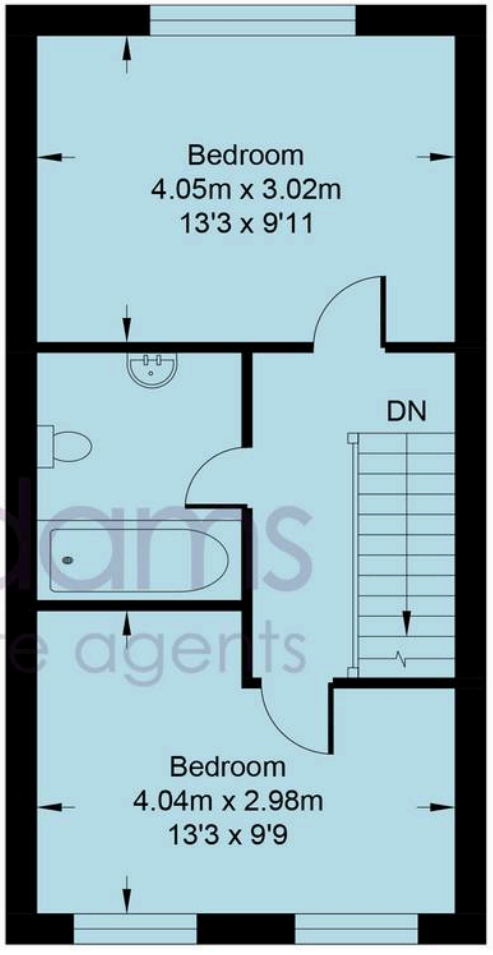












GROUND FLOOR

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FIRST FLOOR

The Woodford

Approximate Area = 778 sq ft / 72.3 sq m
Total = 778 sq ft / 72.3 sq m
For identification only - not to scale









This wonderful home offers you an ideal opportunity to step onto or up the property ladder with a 75% share via Shared Equity which unlike other schemes requires no rent or interest on the remaining 25% share, no matter how long you own the property.

Warnham boasts a couple of shops including an award winning butchers and a newsagent/general store. There are two Public Houses, a church, school and a wonderful sense of community. There is a mainline station at Warnham and also a bus service or short car journey into Horsham. The nearby town of Horsham offers more substantial shopping, leisure and transport facilities with mainline services to Victoria, Waterloo, London Bridge, Gatwick and the South Coast.

Agent note - Management fee £376.00 per annum

Council Tax band: D

Tenure: Freehold

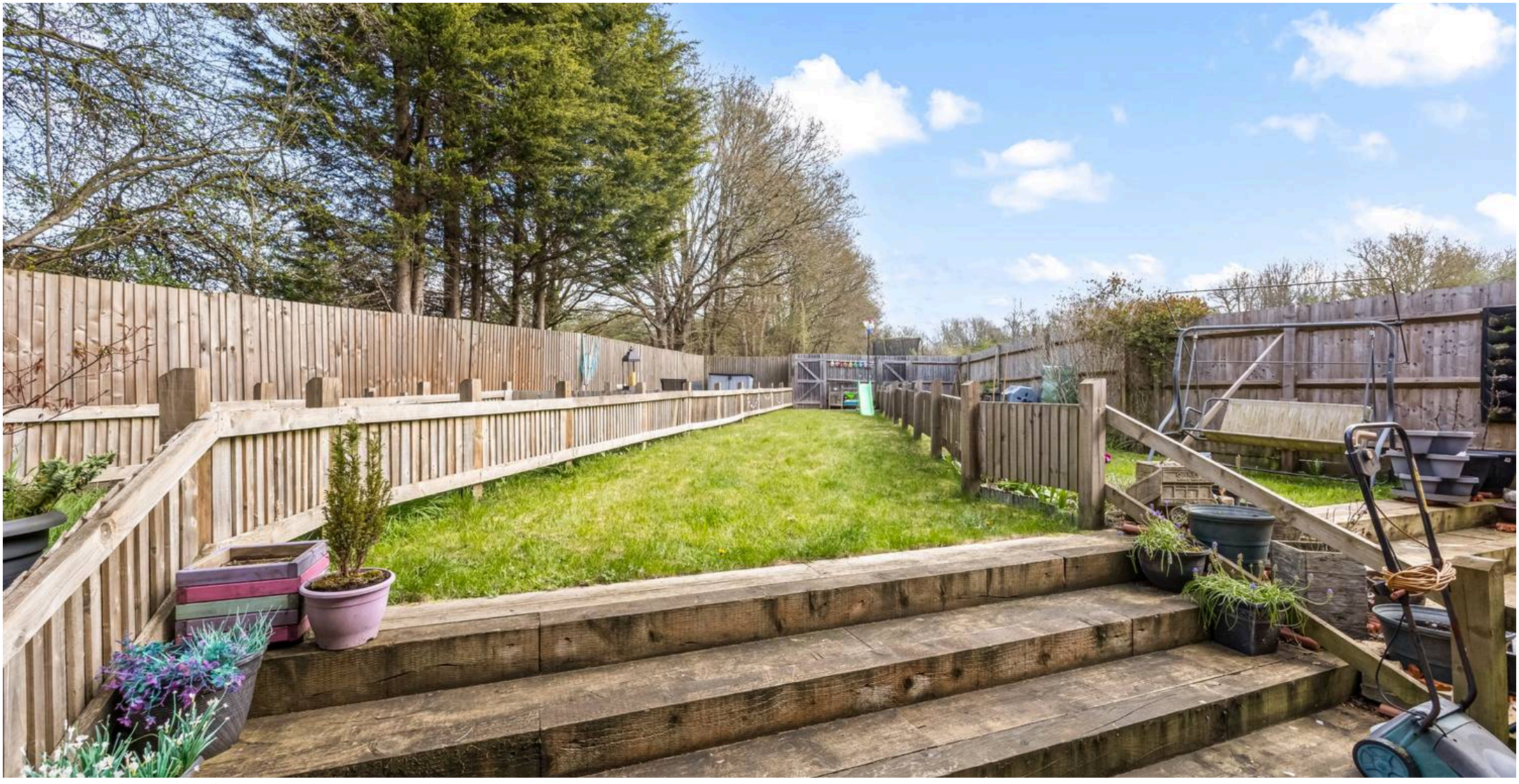
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B









Henry Adams - Horsham

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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.