



Westons Place, Warnham, West Sussex

Westons Place is an impressive period Grade 11 listed family house dating back to 1450. The accommodation is arranged over three floors with an additional cellar. It originates from a four-bay open hall house. The oldest portion is the dining room, which has a large ingle-nook fireplace, a priest hole and an unusual fireback reproduced from the gravestone of a woman who lived at the house in the 16th century.



The property offers spacious, well proportioned accommodation. It retains many original period features, including fireplaces with stunning Elizabethan carvings, oak paneling and servants bells. The vast majority of the house is roofed with Horsham stone. The elevations are part timber framed infilled with brick and stone, tile hung in areas.

Westons Place has recently undergone a high specification renovation costing hundreds of thousands of pounds. This included a new high pressure hot water system, a new central heating system and a new electrical installation. Every room has been finished to an immaculate standard with quality fixtures and fittings, combining the advantages of modern materials whilst sympathetically respecting the original features. In the grounds is a self-contained studio.

The easily maintained gardens extend to about 1.5 acres. They are laid predominantly to lawn, containing various well stocked flower beds, many mature shrubs, and some large trees dating back over 100 years. There's a sizeable natural pond on which live a variety of indigenous birds and other wildlife. There's a heated swimming pool and pool house. Carefully positioned architectural lighting brings the garden to life at night. There's a car port for three cars, well equipped equestrian facilities comprising five stables, a tack room, an oversized sandschool and a paddock, the total area of which extends to around 2.5 acres.









LAUNDRY

LOVE



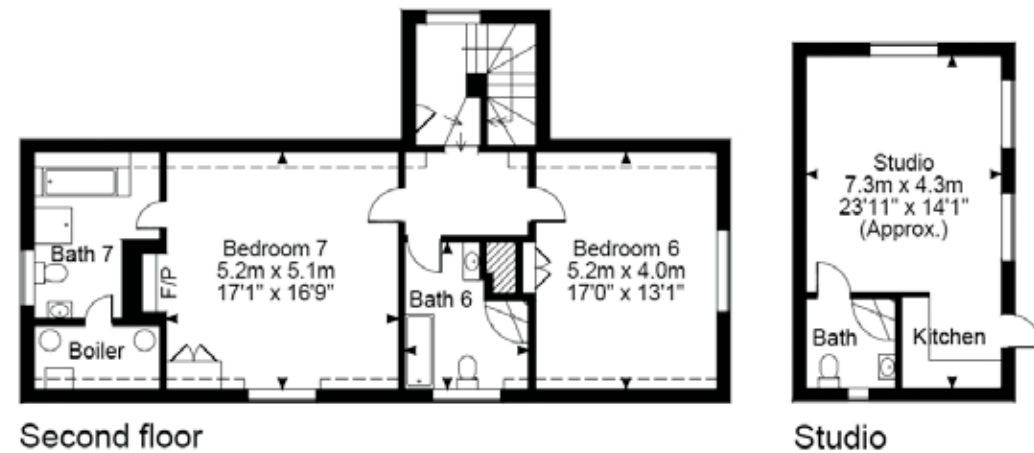
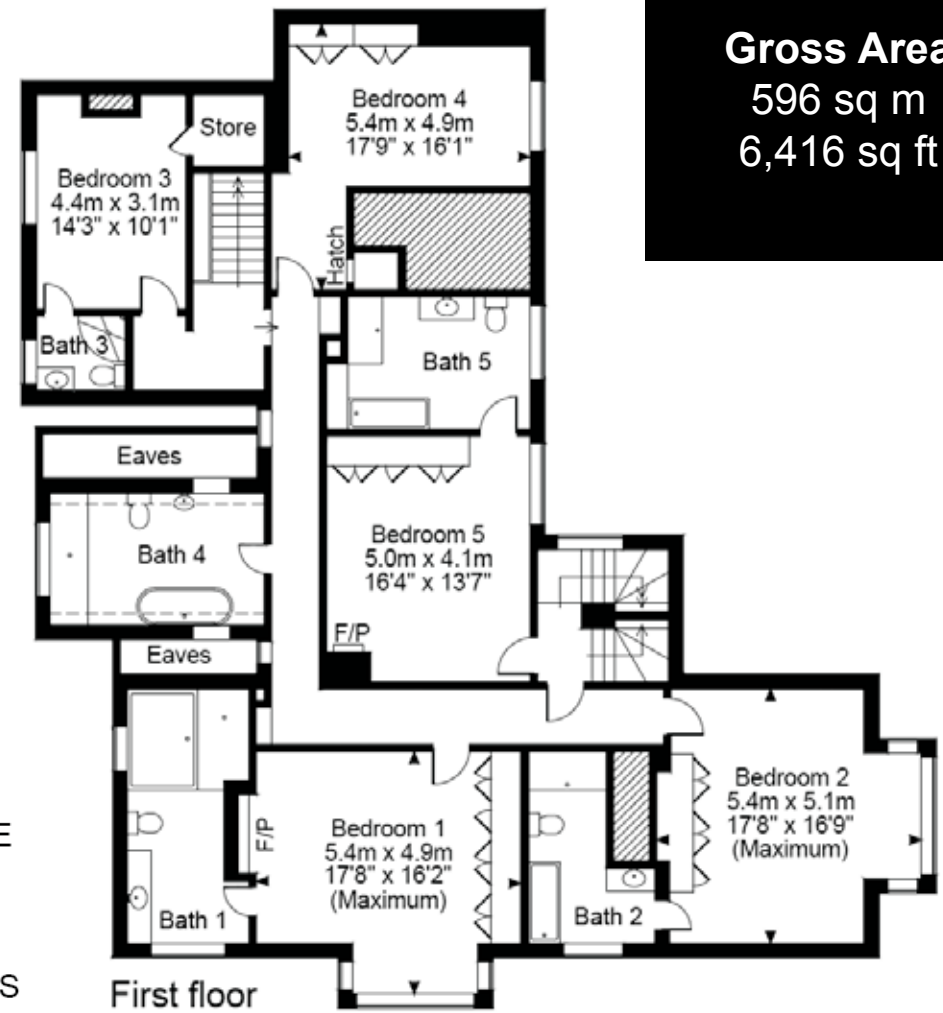
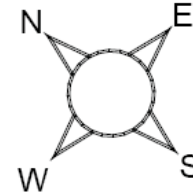
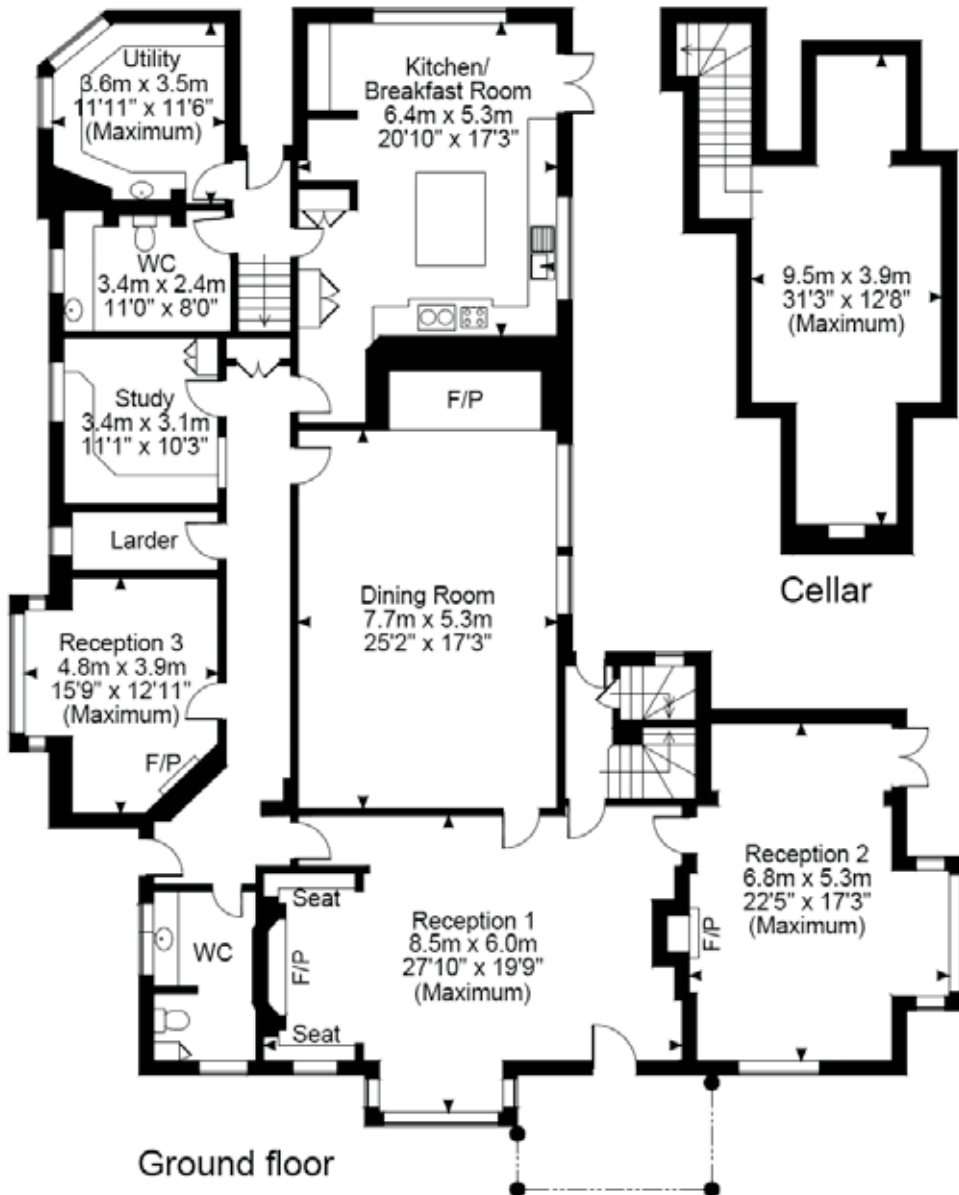




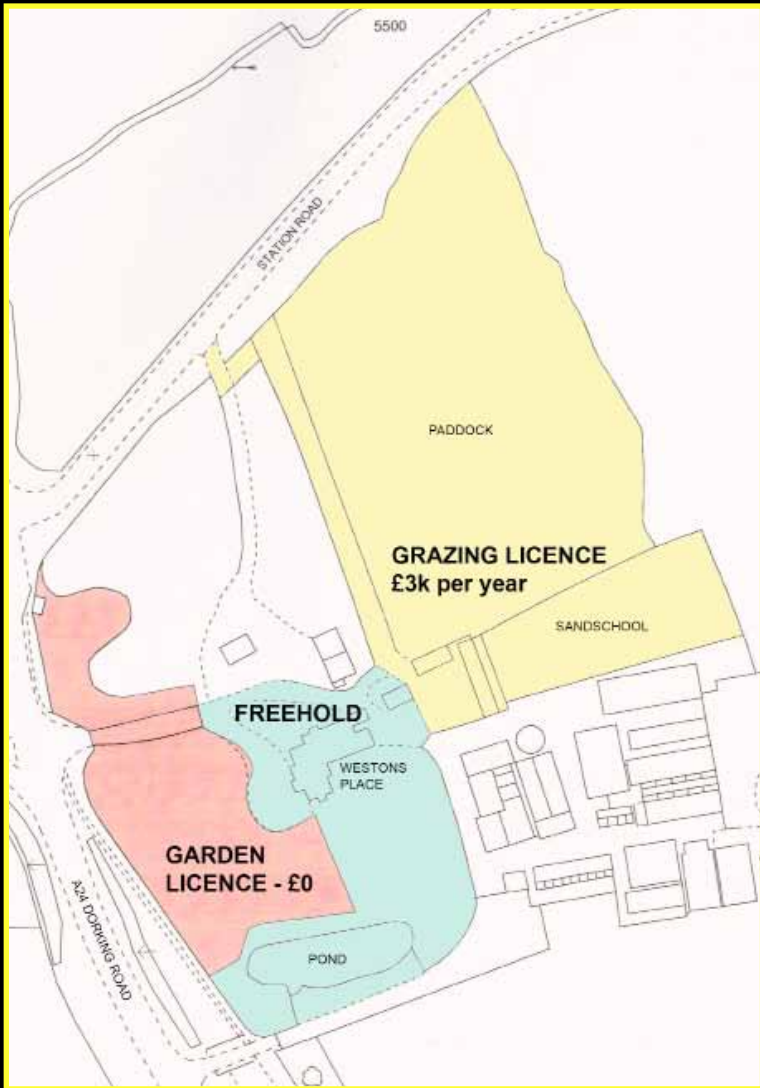




Gross Area
596 sq m
6,416 sq ft



The areas shown in yellow and red below are held under current licence arrangements from the freeholder, West Sussex County Council. As the freeholder, the responsibility for the maintenance of the trees falls upon the Council, which has undertaken major tree surgery in the last few years at its cost, which is of significant benefit to the owner of Westons Place.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Any energy efficient - lower energy costs</p> <p>100 kWh/m² A</p> <p>80 kWh/m² B</p> <p>60 kWh/m² C</p> <p>40 kWh/m² D</p> <p>20 kWh/m² E</p> <p>10 kWh/m² F</p> <p>0 kWh/m² G</p> <p>Not energy efficient - higher energy costs</p>		<p>Any environmental friendly - lower CO₂ emissions</p> <p>100 g/kWh A</p> <p>80 g/kWh B</p> <p>60 g/kWh C</p> <p>40 g/kWh D</p> <p>20 g/kWh E</p> <p>10 g/kWh F</p> <p>0 g/kWh G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

PROPERTY MISDESCRIPTIONS ACT 1991: The agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her solicitor and/or surveyor. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.

For further information about Westons Place, to request a viewing or to make an offer, please go to www.bennis.net or contact Brian Bennis at Westons Place, Warnham, West Sussex, RH12 3QQ ~ phone: 01403 268913 ~ email: brian@bennis.net

