



5 Thorndean Drive, Warringlid, West Sussex, RH17 5SX

Guide Price: £950,000 to £975,000

- Exclusive gated development of just 14 homes
- Built in 1998 by Persimmon Homes
- Five bedrooms and three bathrooms (two ensuites)
- Stunning remodelled open-plan kitchen/dining/sitting area with breakfast island
- Separate sitting room and additional family room
- Utility room ideal for busy family life
- Integral double garage and ample driveway parking
- West-facing garden and generous plot
- 14-panel solar energy system with transferable tariff

A substantial and beautifully modernised five-bedroom detached family home, set within an exclusive gated development of just fourteen properties, backing directly onto woodland and countryside footpaths.

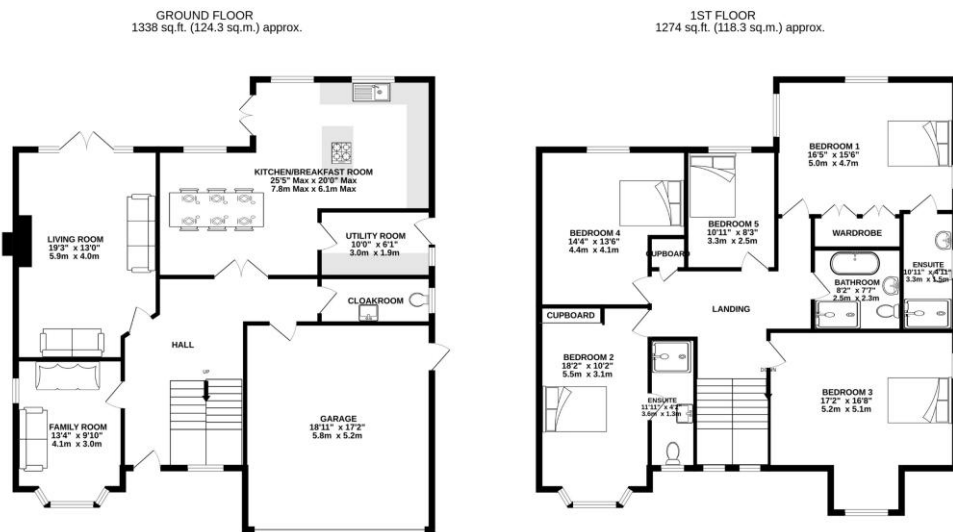
Constructed in 1998 by Persimmon Homes, the property is renowned for its generous proportions, offering approximately 2,700 sq ft of versatile accommodation arranged around a spacious entrance hall and galleried landing.

The current owners have thoughtfully remodelled the ground floor to create a stunning open-plan kitchen, dining and sitting area — truly the heart of the home. The kitchen features a large induction hob and ample worktop space for meal prep and getting creative, along with a breakfast island perfect for morning catch-ups before a busy day. It flows seamlessly into a generous dining area that provides the perfect spot for everyday meals, family dinners, and entertaining guests. A separate utility room provides practical space for muddy boots and dogs, keeping the main living area effortlessly organised. In addition, there is a large separate sitting room and a further family room, offering flexible living space to suit modern family life.

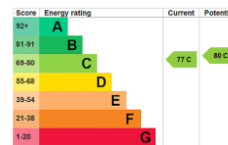
Upstairs, the principal bedroom benefits from fitted storage and an ensuite bathroom. A second bedroom also enjoys ensuite facilities, with three further well-proportioned bedrooms served by a family bathroom.

Outside, the rear garden is mainly laid to lawn with a patio adjoining the house — perfect for summer entertaining. A rear gate provides direct access to a public footpath leading into light woodland and open countryside beyond.

To the front, a private driveway provides ample parking and leads to the integral double garage with internal access. The property also benefits from a 14-panel solar energy system feeding back into the national grid under a transferable agreement.



TOTAL FLOOR AREA - 2611 sq.ft. (242.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold
Service Charge £540 Per Annum
Local Authority: Mid Sussex District Council
Council Tax Band: G

Services: Mains Electric and water. Oil fired central heating

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