

Squirrels, Copsale Road, Maplehurst
West Sussex



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A charming and beautifully presented country home, offering elegant interiors and picturesque far-reaching views over the Sussex countryside, situated in a peaceful and highly sought-after village setting.

Property

Squirrels is an impressive and thoughtfully designed family home, featuring attractive brick and tile-hung elevations. The property combines traditional country aesthetics with modern comfort, offering over 2,400 sq ft of light-filled and versatile accommodation, finished with neutral décor and high-quality fixtures throughout.

The ground floor is centred around a magnificent open-plan kitchen and dining room, which forms the social heart of the home. It is beautifully fitted with a range of shaker-style units, wooden worktops, a large central island with breakfast bar, and a traditional range cooker. Adjacent is a generous sitting room, featuring a striking fireplace with wood-burning stove and substantial oak mantle, together with French doors opening onto the rear terrace. A dedicated study provides an ideal home working space, complemented by a practical utility room and cloakroom.

On the first floor, the accommodation is equally well proportioned. The principal suite is particularly impressive, featuring extensive built-in wardrobes and a luxurious en suite bathroom with clawfoot roll-top bath and separate walk-in shower. There are four further bedrooms, one of which benefits from its own en suite shower room, with the remaining bedrooms served by a modern family bathroom.



Outside

The property is approached via a gated gravel driveway, providing ample parking and access to the integrated double garage. The beautifully landscaped rear gardens are mainly laid to lawn and bordered by mature hedging and flowering beds. A large stone-paved terrace, sheltered by a timber pergola, offers an ideal space for al fresco dining while enjoying uninterrupted views over neighbouring meadows and rolling countryside beyond. The grounds also include a potting shed and separate garden store.

Location

The property is situated in the small and highly regarded village of Maplehurst, set within beautiful West Sussex countryside and surrounded by rolling farmland and woodland. It offers a peaceful rural lifestyle while remaining conveniently accessible to nearby villages and the market town of Horsham, which provides a comprehensive range of shopping, dining and leisure amenities. The locality is also well served by a number of highly regarded independent schools, including Christ's Hospital, Farlington, Penntorpe and Windlesham House School.

Road connections are excellent, with the A24 providing links to Horsham, Worthing and the M23/M25 motorway network for routes to London, Gatwick Airport and the wider South East. Rail services from nearby Horsham offer regular trains to London Victoria and London Bridge in approximately 55-60 minutes, making it particularly well suited to commuters seeking a semi-rural setting.

Postcode region: RH13

General

Local Authority: Horsham District Council
Services: Mains water, electricity, air source heat pump (fitted December 2025), solar hot water and private drainage (we understand that it is compliant with current regulations)
Council Tax: Band G
EPC Rating: C
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



2,411 sq ft (224 sq m)
2 reception rooms | 5 bedrooms
3 bathrooms | Double garage
Gardens | Freehold
Village

Guide price £1,295,000

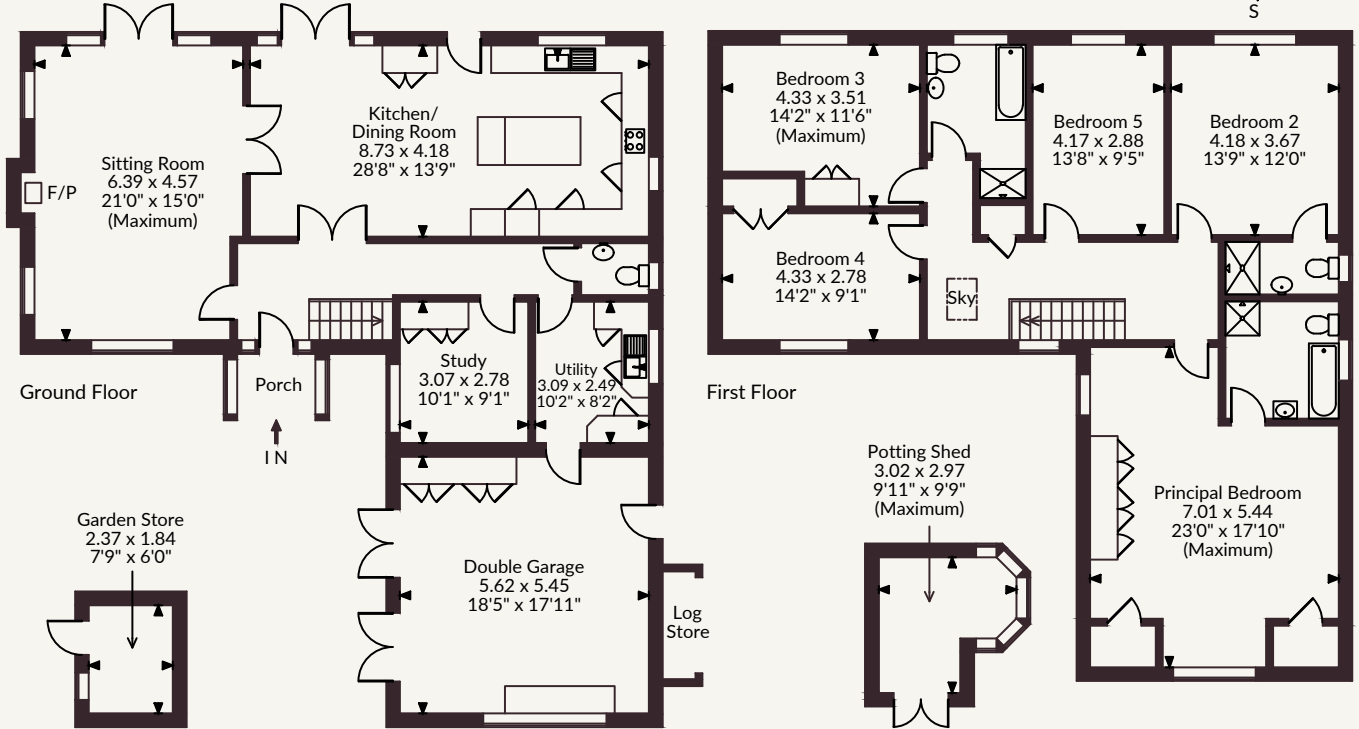
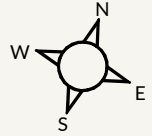
Squirrels Copsale Road, Maplehurst

Main House internal area 2,411 sq ft (224 sq m)

Double Garage internal area 330 sq ft (31 sq m)

Garden Store & Potting Shed internal area 126 sq ft (12 sq m)

Total internal area 2,867 sq ft (266 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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