

Squirrels, Copsale Road, Maplehurst  
West Sussex



Strutt  
& Parker

Land and property. Since 1885.

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**

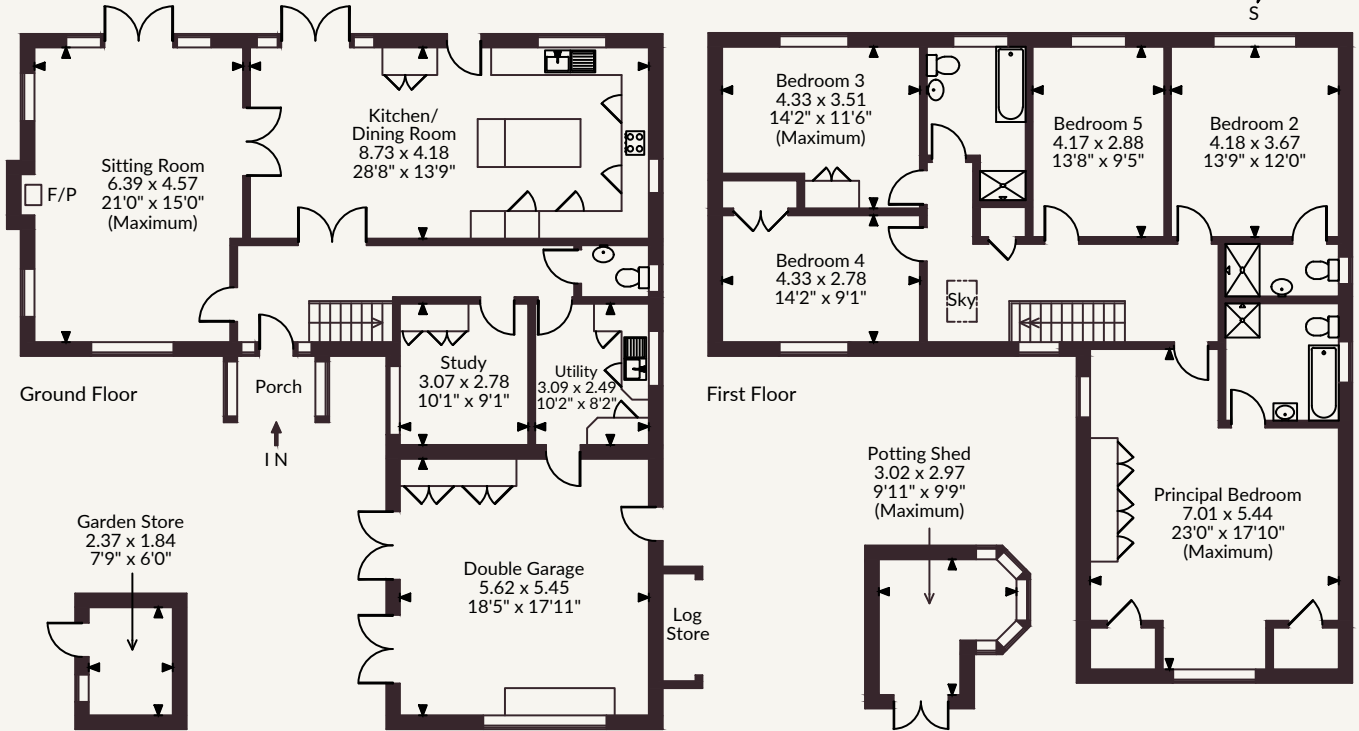
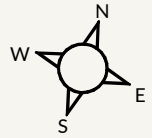
Local Authority: Horsham District Council  
Services: Mains water, electricity, air source heat pump (fitted December 2025), solar hot water and private drainage (we understand that it is compliant with current regulations)  
Council Tax: Band G  
EPC Rating: C  
Mobile and Broadband checker: Information 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 £1,335,000

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.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8688723/DWL

## Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ  
 01483 306565 | [guildford@struttandparker.com](mailto:guildford@struttandparker.com)



@struttandparker struttandparker.com

**Strutt & Parker**

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken May 2026. Particulars prepared May 2026.