



The Grange, Haven Road, Rudgwick, Horsham  
West Sussex

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# The Grange Haven Road, Rudgwick, Horsham, West Sussex RH12 3JG

A substantial village residence with immaculate, contemporary presentation, set in a secluded plot of over 1/4 acre

Cranleigh 5 miles, Billingshurst 4.9 miles, Horsham 8.8 miles (London Victoria 54 minutes approximately, London Bridge 55 minutes approximately), Guildford 13.8 miles, (London Waterloo 42 minutes), London Gatwick Airport 20 miles

Reception hall | Sitting room | Kitchen/dining room | Utility | Cloakroom | Coat/boot room  
Principal bedroom with en suite shower room & walk-in wardrobe | 6 Further bedrooms, 3 en suite | Family bathroom with Jacuzzi bath  
Shower room | Cinema room | Kitchenette/plant room | Balcony | Garden room | Double car port  
Garden store | Secluded garden | EPC rating B

## The property

With attractive architectural design featuring a pleasing symmetry with red-brick and tile-hung elevations, The Grange offers over 4000 sq. ft of light, airy and versatile accommodation arranged over four floors. The ground floor reception areas are interlinked with an open ambience and four lengths of bi-folds create a seamless extension of the living environment to the outside. Centred around a feature fireplace with a log-burner, the elegant sitting room is connected to the adjoining dining area by glazed internal folding doors providing the ideal, relaxed setting to entertain friends and family. Neutral ceramic floor tiling unifies the dining area with the kitchen, which is fitted with contemporary cabinetry topped with stone work surfaces and features a Butlers

sink and an island unit with breakfast bar, wine cooler and wine storage. A beautifully-crafted central staircase of wood and glass gives access across the four levels, with the bedroom accommodation situated on the lower ground and two upper floors. The lower ground level is home to two bedrooms, one en suite, a modern shower room and a kitchenette/plant room along with a splendid, professionally designed and installed cinema room. There are four bedrooms on the first floor, including the principal room, which offers French doors to a large balcony, a walk-in wardrobe and a stylish en suite shower room. At the top of the house, a further bedroom enjoys a private attic position with an adjacent shower room.

## Outside

An electric gate, set within brick pillars, marks the access point onto a swathe of gravelled driveway at the frontage which also leads to the garaging. Rows of box shrubs border a pathway to the entrance portal, with a path to the side offering a route to the side and rear garden and extending to form paved terracing adjoining the house. Raised brick planters at the edge of the patio are filled with colourful, flowering plants, beyond which, an area of lawn is framed by attractive borders at the boundaries. The smart garden room occupies the corner of the garden and offers a sheltered spot to enjoy the garden throughout the seasons, with paved terracing just outside to take in the sunshine. The upper terrace can be reached via a staircase and provides an alternative al fresco setting where the elevated outlook offers views to the countryside beyond the plot.

## Location

The charming village of Rudgwick offers a good range of amenities including a primary school, local shops, a public house, medical and dental surgeries, with the Firebird microbrewery and Milk Churn coffee shop also being noteworthy. The villages of Cranleigh and Billingshurst both provide shopping and leisure facilities.

























## Floorplans

The Grange, Haven Road, Rudgwick, West Sussex

Main House internal area 4,004 sq ft (372 sq m)

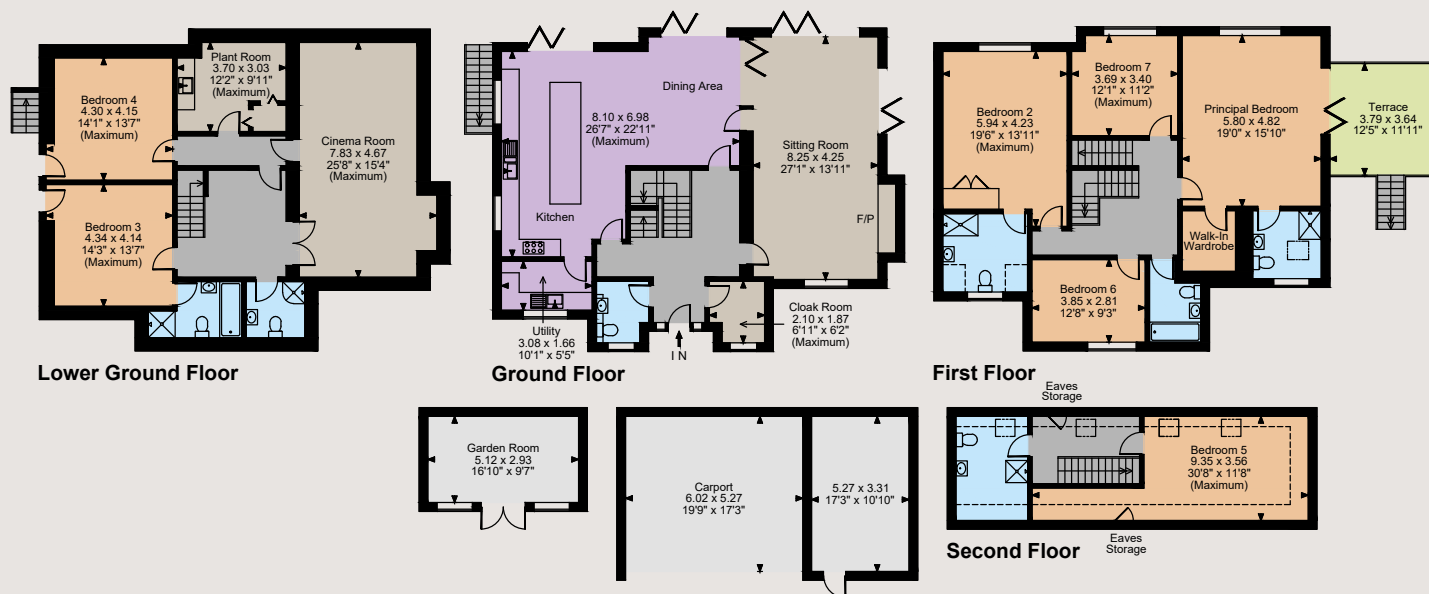
Carport internal area 341 sq ft (32 sq m)

Outbuildings internal area 349 sq ft (32 sq m)

Terrace external area = 148 sq ft (14 sq m)

Total internal area 4,694 sq ft (436 sq m)

For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Horsham offers an eclectic range of high street and independent shops, coffee shops and restaurants, including a John Lewis store. Well-regarded schooling in the vicinity includes Pennthorpe, Farlington, Cranleigh, Duke of Kent, St Catherine's and Charterhouse School.

## Directions

Leave Guildford to the south on the A281. Continue through Shalford, Bramley and Alfold Crossways. On entering Rudgwick, turn right onto Haven Road and the driveway to The Grange will be found after a short distance on the left.

## General

**Local Authority:** Horsham District Council

tel: 01403 215100

**Services:** Mains water, electricity and drainage. Oil fired heating.

**Mobile and Broadband Checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**Tenure:** Freehold

**Guide Price:** £1,895,000

## Guildford

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