



Hogspudding Farmhouse

Hogspudding Lane, Rudgwick, Horsham, West Sussex



A fine rural farmhouse with character accommodation, extensive gardens and beautiful countryside views

An impressive detached country house with light, airy accommodation and a wealth of character features, set in a peaceful rural position with views across the surrounding countryside. Located close to the popular village of Rudgwick and within easy reach of Cranleigh, Horsham and local transport connections.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



2 ACRES



FREEHOLD



RURAL



3,007 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Hogspudding Farmhouse is a splendid and spacious detached property which has been in the family for the past 50 years, providing five bedrooms and comfortable, flexible accommodation. The house features rendered and tiled elevations outside, while inside there are various attractive period details, including exposed timber beams and original fireplaces, with much of the accommodation benefitting from far-reaching views across the surrounding countryside.

Entering the home, you are greeted by the welcoming reception hall with its terracotta tiled floor and timber beams overhead. Doors lead to the main formal reception rooms, including the drawing room and family area, which extends to 28ft and features a grand open fireplace and a dual aspect with windows to the side and rear. There is also a family dining room with built-in shelving and storage along one wall and at the rear, a conservatory with those splendid views across the gardens and beyond. Additionally, the kitchen and adjoining sitting area and breakfast room

provide a relaxed, open-plan space for everyday living. There are French doors to the conservatory, while the kitchen has fitted units to base and wall level, as well as an Aga. The utility and boiler room provide space for further appliances and home storage.

Upstairs there are five well-presented bedrooms, four of which are doubles, while one is a single bedroom which is ideal for use as a study, a nursery or a dressing room. Four of the bedrooms benefit from built-in wardrobes, with two fitted with washbasins, providing the option for conversion to en suite bath or shower rooms. The first floor also has two family bathrooms, one of which has an over-bath shower.



Outside

The house is set on a large plot with a cattle grid at the entrance and a five-bar wooden gate beyond, opening to the singletrack lane that leads to the house. There is a gravel parking area in front of the house with space for several vehicles, as well as a detached double garage and garden store. The house is surrounded by gardens on all sides, which have been designed and landscaped from a blank canvas by the owners, with rolling lawns, meadows, a fresh water swimming pond and wooded areas extending more than 300ft to the front, while at the sides and rear there are further areas of lawn, backing onto open fields. There is also a patio area at the side of the house, which is perfect for al fresco dining and enjoying the relaxed, peaceful rural outlook. Further outbuildings include two greenhouses and two summerhouses.

In all the plot extends to 2 acres.

Location

The property is situated in a rural position just outside the popular village of Rudgwick and three miles from Cranleigh. Rudgwick has various amenities, including a

local village shop, a parish church, a public house and a primary school, while the large village of Cranleigh offers further amenities, including a selection of shops and small supermarkets. Nine miles to the southeast, the historic market town of Horsham provides a more comprehensive range of facilities, including a choice of high street and independent shops, a varied restaurant quarter, a theatre, cinema and a leisure centre. Horsham's mainline station offers services to London Victoria (48 minutes) and London Bridge (60 minutes). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network, and a choice of recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside. There are numerous highly regarded schools in the area, including Pennthorpe in Rudgwick, Cottesmore, Farlington, Christ's Hospital and Cranleigh.



Distances

- Rudgwick 2.0 miles
- Cranleigh 3.5 miles
- Broadbridge Heath 7.5 miles
- Horsham 9.0 miles
- Guildford 12.8 miles

Nearby Stations

- Christ's Hospital
- Horsham

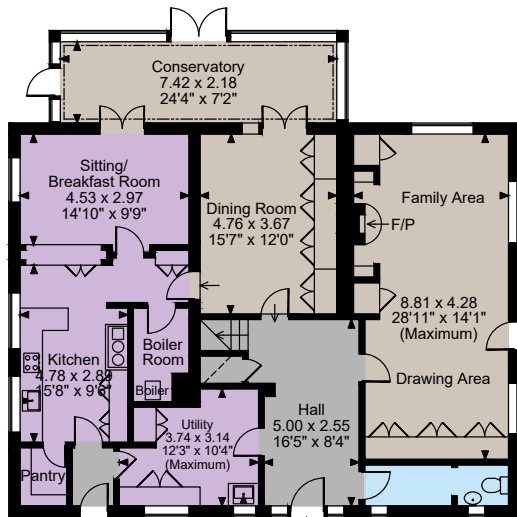
Key Locations

- South Downs National Park
- Surrey Hills National Landscape
- National Trust Winkworth Arboretum

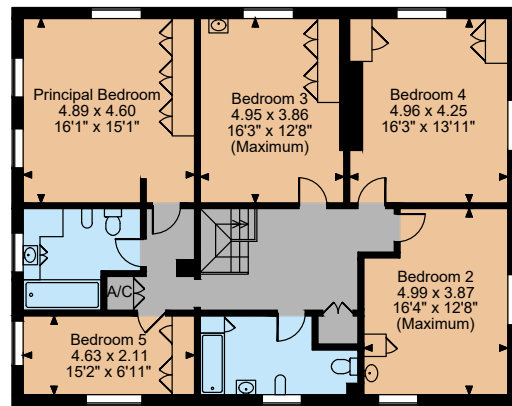
Nearby Schools

- Pennthorpe School
- Rudgwick Primary School
- Loxwood Primary School
- Farlington
- Cranleigh
- Charterhouse
- Prior's Field

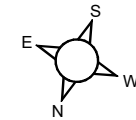
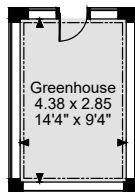
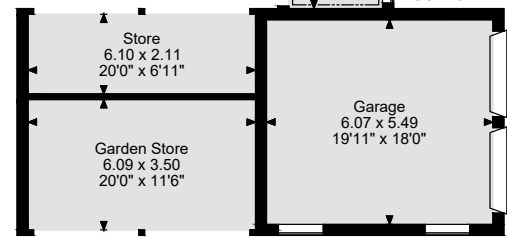
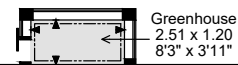
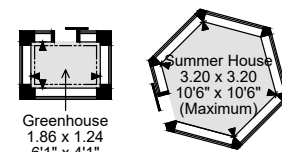
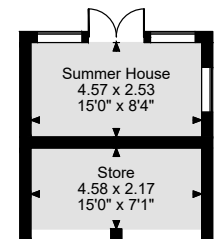




Ground Floor



First Floor



Floorplans

Main House internal area 3,007 sq ft (279 sq m)
 Garage internal area 359 sq ft (33 sq m)
 Outbuildings internal area 944 sq ft (88 sq m)
 Total internal area 4,310 sq ft (401 sq m)
 For identification purposes only.

Directions

RH12 3AF
 what3words: ///defended.reassured.spud

General

Local Authority: Waverley Borough Council.
 Tel: 01483 523333

Services: Mains water, electricity, oil fired central heating and private drainage which may not be compliant to current regulations. Further information is being sought

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

Council Tax: Band G

The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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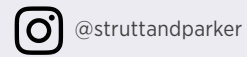
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Guildford

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