



Old Park, Horsham Road, Rusper, Horsham
West Sussex

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Old Park, Horsham Road, Rusper, Horsham, West Sussex RH12 4QT

A fine period residence with contemporary interior design and immaculate gardens extending to 1.3 acres

Rusper 1 mile, Faygate train station 2.6 miles (London Bridge 58 minutes), Horsham 5.2 miles, Crawley 6.6 miles, Gatwick 8 miles, Guildford 10 miles, Brighton 27 miles, Central London 36 miles.

Reception hall | Sitting room | Study | Kitchen/ Dining room | Utility | Cloakroom | Principal bedroom with en suite bathroom & dressing room | 4 Further en suite bedrooms | Cellar Double garage | Garden | Tennis court 1.3 acres | EPC rating E

The property

With its striking white rendered façade and appealing architectural design, Old Park offers the perfect blend of heritage character with contemporary interior. The original house believed to date back to 1850 provides over 4300 sq. ft of stunning, versatile, light-filled accommodation. The mellow tones of modern wood-floor covering in the spacious reception hall extends over much of the ground floor providing pleasing continuity across the free-flowing layout. Far reaching views can be enjoyed from the sitting room which features a south facing bay with sash windows and a marble fireplace, whilst the study has French doors providing a link to the garden. The impressive, open ambience of the kitchen/living area offers a sociable hub to this home with

space for dining and casual seating and glazed doors which open to a terrace. Fitted with sleek cabinetry, topped with stone work surfaces, and integrated Neff and Miele appliances, the kitchen is adjoined by a practical utility room.

The first floor rooms benefit from elevated vistas to the surrounding landscape and comprises five stylish en suite bedrooms. The principal room offers a luxurious retreat with a decorative fireplace, bay window seating area, well-fitted dressing room and an opulent en suite bathroom.

Outside

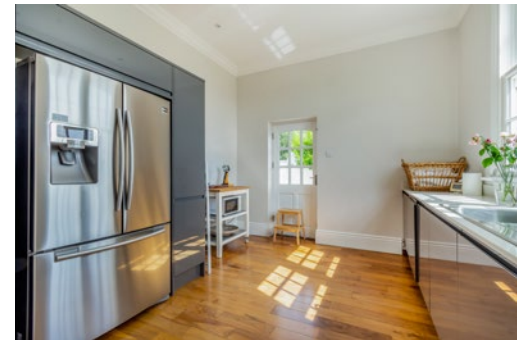
The property is approached via a gated entrance which opens onto a length of gravelled driveway leading to a circular centre point with majestic tree. There is parking for numerous vehicles in addition to the sheltered halt of the garaging. The views on offer are especially noteworthy, with the garden being mainly laid to lawn with manicured low-level hedging and topiary bordering the terracing which adjoins the house. Stone steps lead down to paved settings which offer opportunities for outdoor dining and relaxation and gravelled pathways extend into a formal parterre garden where the quadrant beds are filled with scented and floral shrubs and perennial plants. A fully enclosed tennis court is partly obscured by high level hedging and low level shrubbery at the plot boundary afford a delightful sense of a 'borrowed' landscape.

Location

On the county borders of Sussex and Surrey, Rusper village offers a community-owned village shop and post office, two public houses, community tennis court and children's play area. There is a thriving restaurant and café scene in the market town of Horsham which offers independent and award-winning eateries, whilst the comprehensive shopping includes a John Lewis and Waitrose store. Well-regarded independent schools in the vicinity including Farlington School, Christ's Hospital and Pennthorpe Preparatory School.





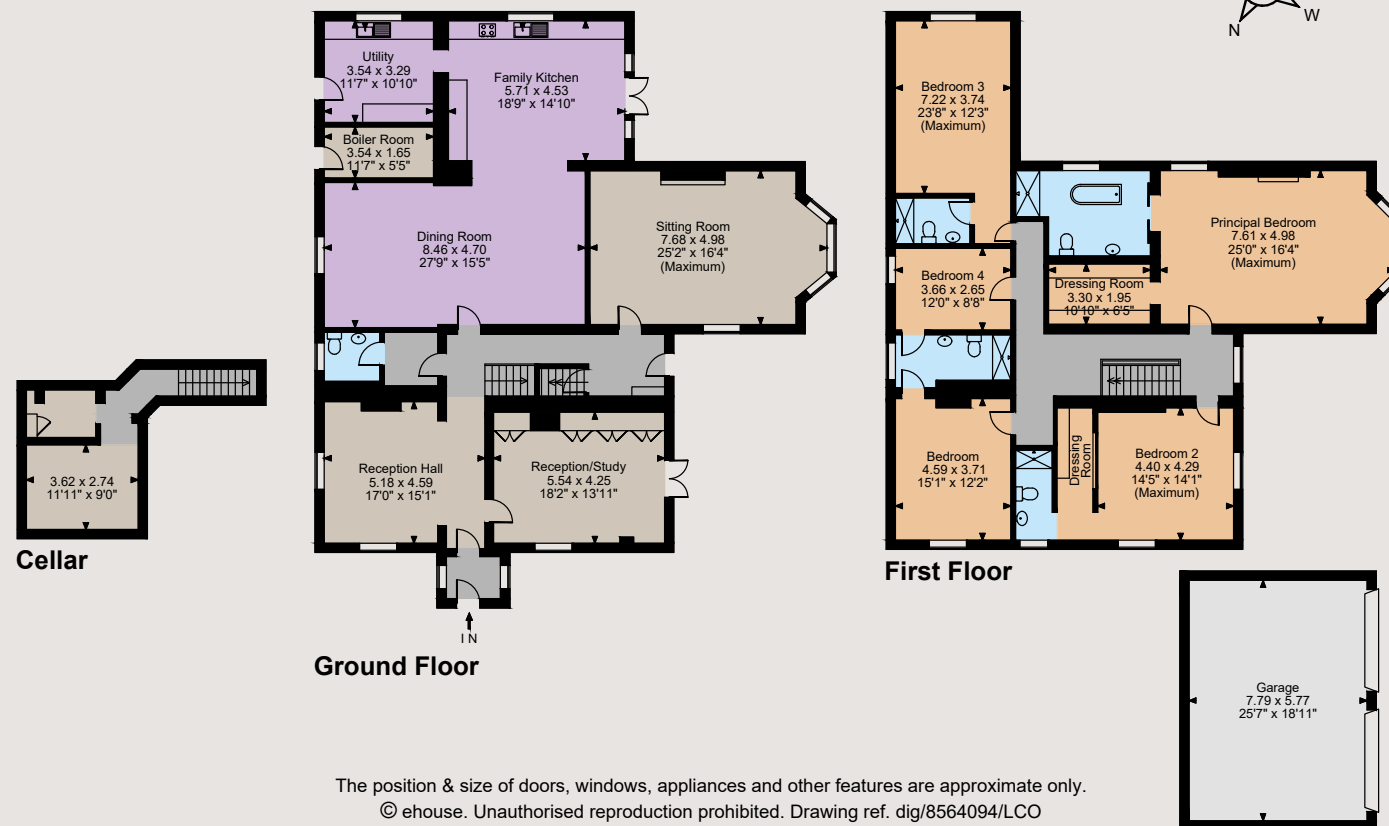








Floorplans
Old Park, Horsham Road, Ruspur
Main House internal area 4,304 sq ft (400 sq m)
Garage internal area 484 sq ft (45 sq m)
Total internal area 4,788 sq ft (445 sq m)
For identification purposes only.



Directions

Leave Horsham along the Ruspur Road, continue straight over at the roundabout with the A264 onto the Horsham Road, signposted Ruspur, continue for approximately 1.5 miles and the driveway to Old Park will be found on the right hand side.

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains water, electricity, LPG heating and private drainage (Klargester)

Council Tax: The property is in Tax Band H

Tenure: Freehold

Guide Price: £2,350,000

Horsham

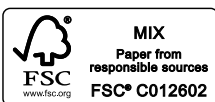
01403 246790

horsham@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.

