

Little Millfields
Rowhook, West Sussex



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Land and property. Since 1885.

A picturesque Grade II Listed farmhouse with a wealth of character features and extensive, beautiful gardens, situated in a secluded rural position within easy reach of sought-after Horsham

Property

Little Millfields is an enchanting period farmhouse dating from the 16th century. The property features original timber framing with painted brick and rendered infill, while the accommodation retains a wealth of character features, including exposed timber beams, complemented by understated modern styling and fittings.

The ground floor provides three comfortable and versatile reception rooms, including the drawing room with its exposed timber beams and impressive fireplace. Adjoining the drawing room in a semi open-plan layout is the sitting room, where French doors open onto the gardens. There is also a formal dining room with west-facing French doors, while the generous family kitchen at the rear features shaker-style units, integrated appliances, an Aga, a central island and a walk-in larder. The utility room provides further storage and space for household appliances.

Upstairs there are four well-presented bedrooms, including the generous principal bedroom with useful eaves storage. The first floor also has a family bathroom, while an additional bathroom is located on the ground floor.

Outside, the delightful, landscaped gardens include well-maintained lawns to the front, side and rear, colourful, well-stocked beds and neatly clipped hedgerows. There are also sunny patio areas for al fresco dining and a timber-framed summer house. At the entrance, gates open onto a gravel driveway, while the outbuildings include a garage, double carport, workshop and store. A further detached outbuilding provides additional storage. The gardens enjoy a secluded setting, backing onto open fields, meadows and woodland.



Location

The property is in the small rural hamlet of Rowhook, five miles northwest of Horsham and surrounded by beautiful countryside on the Surrey/West Sussex border. Rowhook has a local pub, The Chequers Inn, while there are several local amenities three miles away in the village of Rudgwick, including a local shop and a primary school. Horsham is within easy reach, and the town boasts an excellent choice of shopping, with the renowned Carfax, plus supermarkets, leisure facilities, and a selection of pubs, restaurants and cafés. The area is superbly connected for transport, with the M23 11 miles away, providing access to the M25 and central London beyond, rail services available from Warnham mainline station (1 hour 12 minutes to London Victoria), and Gatwick airport just 15 miles away.

Postcode region: RH12

General

Local Authority: Horsham District Council
Services: Mains water, electricity and oil fired heating. Private drainage Klargestor (we understand it is compliant with current regulations)
Council Tax: Band H
EPC Rating: E
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

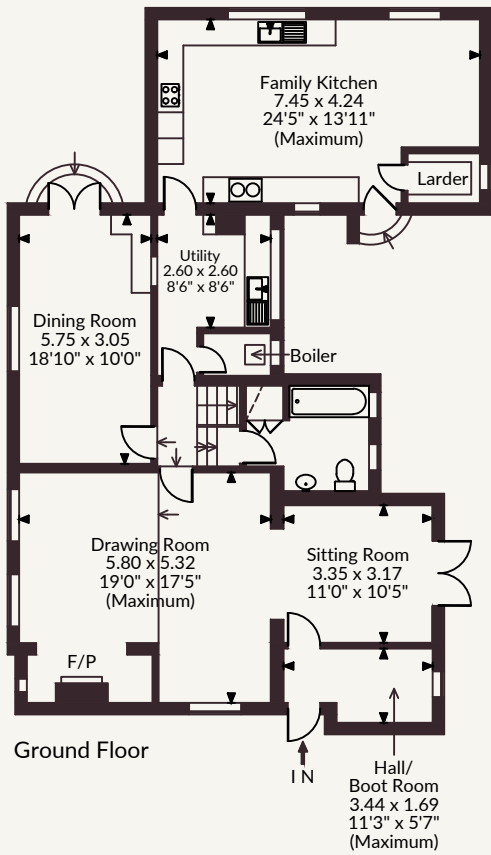
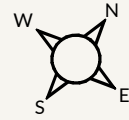
Note: Planning consent has been granted to convert the existing outbuildings into ancillary accommodation.
Planning reference number: DC/25/1496
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

2,103 sq ft (195 sq m)
3 reception rooms | 4 bedrooms
2 bathrooms | Garage
1.67 acres | Rural
Freehold

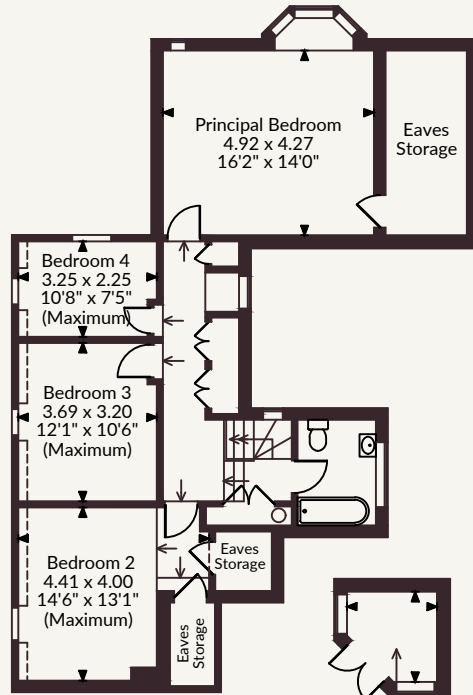
Guide price £1,350,000



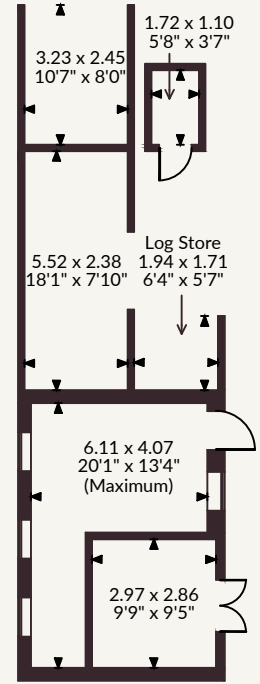
Little Millfields Horsham Road, Rowhook
 Main House internal area 2,103 sq ft (195 sq m)
 Garage building internal area 756 sq ft (70 sq m)
 Outbuildings internal area 614 sq ft (57 sq m)
 Total internal area 3,473 sq ft (323 sq m)



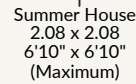
Ground Floor



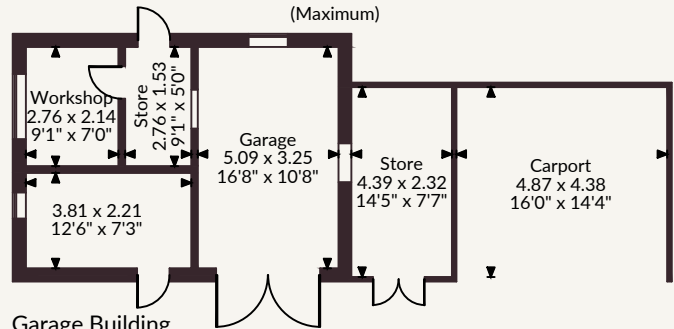
First Floor



Outbuilding



Summer House
2.08 x 2.08
6'10" x 6'10"
(Maximum)



Garage Building

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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