



Rolls Farm

Loxwood Road, Rudgwick, West Sussex



BNP PARIBAS GROUP

A fine country farmhouse with outbuildings and beautiful gardens in a peaceful, accessible setting

A delightful country house with a wealth of character features, set in a picturesque rural position just outside the small village of Rudgwick, and within easy reach of Horsham. The property features comfortable, flexible accommodation with elegant décor and various original details, while outside there are outbuildings, a separate cottage and extensive gardens.

	HOUSE 4 COTTAGE 1		HOUSE 5 COTTAGE 1		HOUSE 3 COTTAGE 1
	GARAGE		15.42 ACRES		FREEHOLD
	RURAL		2,565 SQ FT		GUIDE PRICE £2,000,000



The property

Rolls Farm is a detached farmhouse with beautifully presented, characterful living space, arranged over two light-filled floors.

The ground floor flows from a welcoming reception hall with painted wood-panelled walls and flagstone flooring, leading to four well-appointed reception rooms filled with natural light and finished in understated neutral tones. These include the 25ft main reception room, with its fireplace fitted with a woodburning stove and dual south-facing bay windows creating an airy feel. Double doors from the reception lead to the formal dining room, which has a bay window and a door opening onto the rear garden. The ground floor also has a useful private study for home working and a relaxed breakfast room for informal dining, featuring an attractive arched window and a cast-iron fireplace. Adjoining the breakfast room is the well-equipped kitchen, with its fitted units to base and wall level, integrated dishwasher and Aga.

Upstairs there are five double bedrooms, including the

generous, 30ft principal bedroom at the rear. The bedroom has a part-vaulted ceiling with painted timber eaves and is fitted with a bathtub, a washbasin and a WC. The four additional bedrooms include one with an en suite bathroom, while the first floor also has a family bathroom.

The cottage adjoins the garaging block and provides valuable further accommodation for guests, lodgers or family members. It comprises 500 square feet of comfortable living space, including a sitting room, a fully equipped kitchen with an integrated oven and hob, as well as a one double bedroom with an en suite bathroom.









Outside

The property is approached via a tree-lined driveway, which leads to the house and to the courtyard for access to the outbuildings. These include a substantial garaging block with the adjoining cottage, a barn, a store and workshop with stables and a further storage building. The splendid gardens surrounding the house feature well-maintained lawns, border beds, various mature trees and a wealth of shrubs and hedgerows, as well as gravel terracing and patio seating areas. Beyond the gardens there are paddocks and meadows, as well as a pond, all backing onto beautiful open countryside. In all the plot extends to 15.42 acres.

Location

The property is situated in a rural position between the villages of Loxwood and Rudgwick. 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. Eight miles to the east, 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.



Distances

- Rudgwick 1.7 miles
- Slinfold 5.1 miles
- Cranleigh 6.5 miles
- Broadbridge Heath 6.8 miles
- Horsham 8.6 miles
- Guildford 15 miles

Nearby Stations

- Billinghamurst
- Horsham
- Guildford

Key Locations

- Southwater Country Park
- Sumners pond
- Leonardslee Lakes & Gardens

Nearby Schools

- Pennthorpe
- Farlington
- Christ's Hospital
- Cranleigh
- Charterhouse
- Royal Grammer School







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

Main House internal area 2,565 sq. ft (238 sq. m)
Garage internal area 573 sq. ft (53 sq. m)
Outbuildings internal area 1,579 sq. ft (147 sq. m)
Cottage internal area 505 sq. ft (47 sq. m)
Total internal area 5,222 sq. ft (485 sq. m)
For identification purposes only.

Directions

RH12 3BS

what3words: ///drizzly.flicks.mass

General

Local Authority: Horsham District Council
tel: 01403 215100

Services: Mains electricity and water, oil fired 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 H

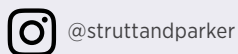
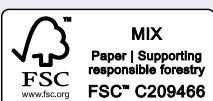
EPC Rating: Rolls Farm F, Cottage E

Guildford

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