



Broomhill House

Rusper Road, Ifieldwood

A detached five bedroom property located on the fringes of a highly-convenient West Sussex village

An impressive part timber-framed family home providing generously-proportioned accommodation, sensitively combining modern amenities with a wealth of exposed beams to provide a stunning family and entertaining environment. It is located on the rural outskirts of an historic village, near to local and town centre amenities and multiple transport links, including the airport



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE CARPORT



1.23 ACRES



FREEHOLD



EDGE OF VILLAGE



3,257 SQ FT



**GUIDE PRICE
£1,250,000**



The property

Broomhill House is a characterful detached family home offering nearly 3,300 sq ft of welcoming, light-filled and flexible accommodation arranged over two floors. From the 16th century “2 up 2 down” timber framed cottage at its core, Broomhill has been imaginatively extended by the current owners, most recently in 2009 and 2015, adding the green oak framed living room and kitchen which, together with high-quality fixtures, modern amenities, and tasteful finishes, create an impressive and homely setting for family living and entertaining.

The layout flows from a welcoming reception hall with to the main living room with a woodburning stove and French doors opening onto the south facing terrace and garden. To the rear, in the oldest part of the house, a versatile and cosy snug, currently used as study, features a fireplace with another wood burner, adjoining which is a utility and ground floor bathroom that includes a freestanding bath. On the west side of the house a large triple-aspect dining/sitting room features wooden flooring and an open fireplace.

At the heart of the southerly aspect is a light filled and beautifully designed kitchen/dining room, with a vaulted ceiling, bespoke cabinetry, a substantial central island featuring a unique circular sink and breakfast bar, and modern integrated appliances. French doors open to the terrace and garden on three sides to the east, south and west. Overhead, a mezzanine-level study offers further flexible living/ office space.

From the ground floor snug a staircase rises to a single bedroom, connected to a double bedroom which is also accessed via the main staircase from the dining room. The main staircase also leads to two further spacious double bedrooms, one with fitted storage, and a family bathroom. The property's large principal bedroom sits above the main living room, with fitted storage, a vaulted ceiling, full-height glazing to a juliet balcony with views over the garden, a freestanding cast iron bath and an en-suite shower room.









Outside

The property is approached over a gravelled side driveway providing private parking and access to a detached oak-framed double garage with log store and EV charger.

A pedestrian gate opens to the generous well-maintained, stock proof south facing garden which is laid mainly to lawn, well-stocked flower and shrub beds and mature trees and features a pond with footbridge over, a garden store, greenhouse, raised fruit and veg patches and large wraparound paved terrace, ideal for entertaining and al fresco dining, the whole screened by mature trees and enjoying views over neighbouring pastureland. In all the grounds extend to 1.23 acres.

Location

The house is located within the parish of Rusper, and Horsham District Council. A 5 minute drive take you to Ifield Station from which direct trains run to London Bridge (55 mins). The market town of Horsham provides comprehensive shopping, service and leisure facilities including a leisure centre and sports club.

Nearby Crawley offers independent and high street shopping arranged around a pedestrianised plaza, supermarkets and a shopping centre.



Distances

- Rusper Village 1.7 miles
- Ifield Station 1.8 miles-London Bridge 55 mins
- Crawley 3.8 miles
- London Gatwick Airport 5.9 miles
- Horsham 6.7 miles
- Brighton 24.3 miles
- Central London 34.1 miles

Nearby Stations

- Communications links are excellent: with Ifield and Three Bridges mainline stations giving access to London in around 35/45 minutes, the A23 linking to the south coast, M23 and motorway network, and London Gatwick Airport providing a wide range of domestic and international flights

Key Locations

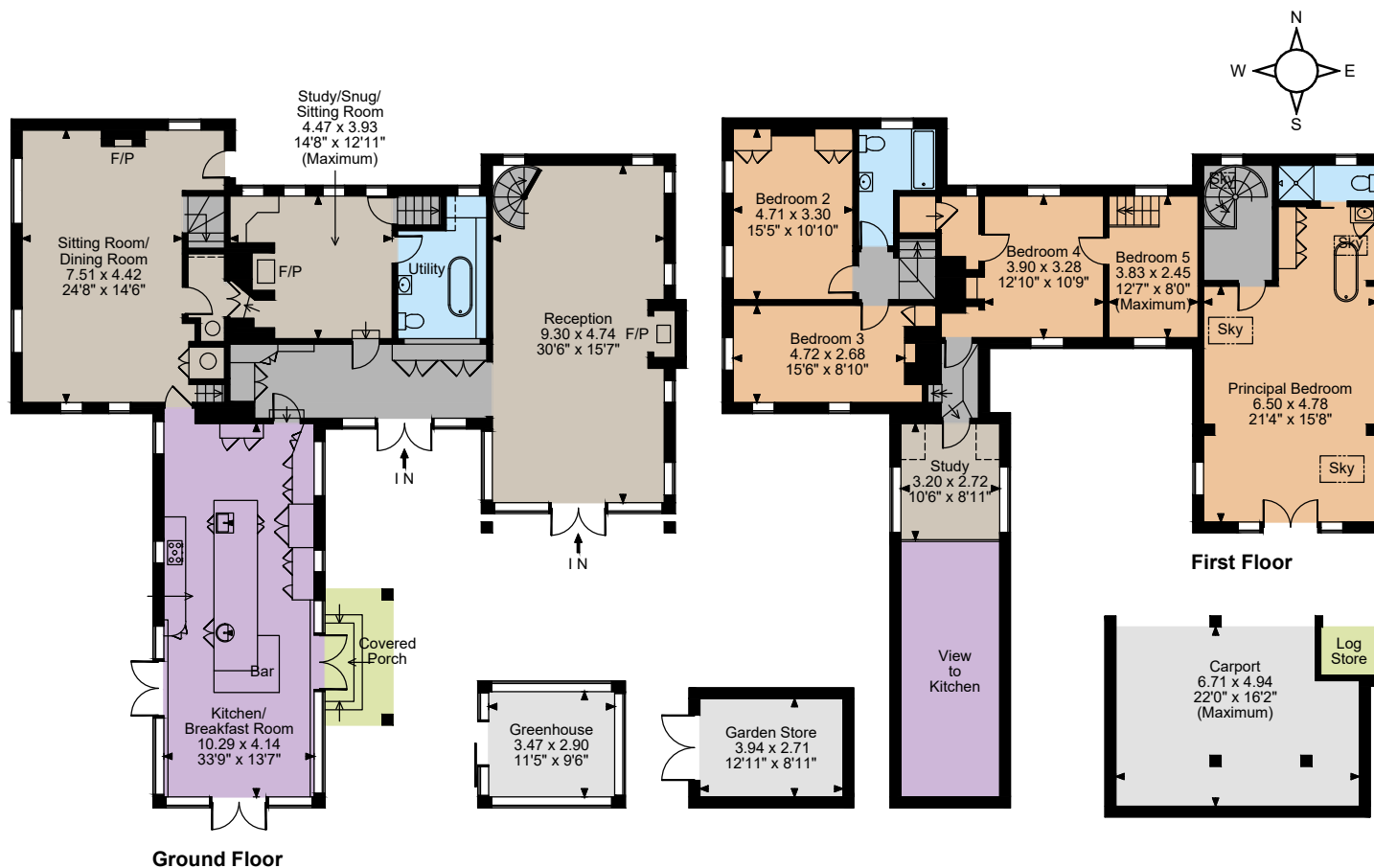
- Ifield Water Mill
- Tilgate Park
- Buchan Country Park
- Nymans Gardens
- Wakehurst
- Leonardslee Gardens

Nearby Schools

- Rusper Primary
- Millais Horsham
- Handcross Park
- Bohunt Horsham
- Worth







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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,257 sq ft (303 sq m)
 Carport internal area 338 sq ft (31 sq m)
 Garden Store & Greenhouse internal area 223 sq ft (21 sq m)
 Total internal area 3,818 sq ft (355 sq m)
 For identification purposes only.

Directions

RH11 0LQ

what3words: ///backs.nerve.flock

General

Local Authority: Horsham District Council
 tel: 01403 215100

Services: Mains water, electricity and private drainage.
 Air Source Heat Pump, 7kw EV charging, solar and battery system 17kw.

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

Council Tax: Band G

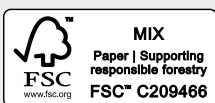
EPC Rating: D

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