



Broomhill House

Rusper Road, Iffieldwood

**STRUTT
& PARKER**

BNP PARIBAS GROUP

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

A characterful part timber-framed family home providing generously-proportioned accommodation, sensitively combining modern amenities with exposed beams, providing a stunning family and entertaining environment. Located on the rural outskirts of a vibrant Sussex village, yet convenient for transport links to London and Gatwick Airport



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



1.23 ACRES



FREEHOLD



EDGE OF VILLAGE



3,257 SQ FT



**GUIDE PRICE
£1,350,000**



The property

Broomhill House is an 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, adding the Border Oak framed living room in 2009 and kitchen in 2015 which, together with high-quality fixtures, under floor heating, and tasteful finishes, create an impressive and homely setting for family living and entertaining.

The layout flows from a welcoming reception 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 with 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 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 accessible via the main staircase from the dining room. The same main staircase leads to two further spacious double bedrooms, one with fitted storage, and a family bathroom.

The property's large vaulted principal bedroom sits above the main living room, with fitted storage, full-height glazing, a Juliet balcony with views over the garden, a freestanding cast iron bath and an ensuite with shower









Outside

The property is approached over a gravel drive providing private parking and access to a detached oak-framed double garage with log store, EV charger and battery storage system.

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

The house has a solar panel array, which benefits from FIT, at the bottom of the garden, this in combination with the battery system and heat pump, renders the house economical to run proportionate to its size.

Location

The house is within the parish of Rusper, and Horsham District Council. A 5 minute drive takes you to Ifield Station from which direct trains run to London Bridge (55 mins). The market town of Horsham provides comprehensive shopping, service and a leisure centre, close-by there is also the K2 sports complex.



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

- Transport links are excellent: with Ifield and Three Bridges mainline stations giving access to London from 35 minutes. The A23 to Brighton takes 35 minutes and Gatwick, a 15 minute drive

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







Ground Floor

First Floor

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 (compliant with current regulations). 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

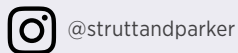
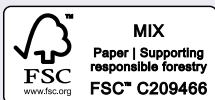
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