Traditional Grade II Listed country cottage in the beautiful village of The Haven

Kitchen/dining room • Utility room • Lounge
Family room • Bathroom • Entrance porch

Master bedroom • 3 further bedrooms
Family bathroom • Playroom/Storage

1 bedroom annexe • Open plan kitchen/sitting room
Office • Shower room • Garage
Swimming pool with integral hot tub and safety cover
Covered outdoor entertaining area
Driveway for at least six cars

In all approximately 0.38 acres.

Rudgwick 2.4 miles • Billingshurst 3 miles
Horsham 7 miles (Victoria & London Bridge 54 mins)
Guildford 15.8 miles (London Waterloo 37 mins)
Central London 45 miles
(All distances are approximate)

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The Property

Yew Tree Cottage is an attractive timber framed 17th Century cottage with superb secondary accommodation and outdoor entertaining areas.

This delightfully presented four bedroom Grade II listed character cottage is set in mature grounds with a double detached garage, with adjoining secondary accommodation and integral office. The original cottage dates, we believe, back to 1649 and offers a wealth of character features typical of the age, such as exposed timber beams and two lovely inglenook fireplaces to name a few. The property has been sympathetically modernised by the current owners, in keeping with its age and heritage, with additions such as restored cast iron radiators and a dual fuel log burner.

The property is entered via a charming and large vestibule, opening into the warm and welcoming sitting room, with feature inglenook fireplace complete with large log burner and exposed beams. Unusually, a second working fireplace is also featured at the end of the room. The room of note on the ground floor is the beautiful bespoke family kitchen, hand crafted and fitted to the contours of the old structure, designed and installed by Park House Kitchens in 2015. Featuring handpicked granite worktops, bespoke fitted units, pantry, dual butler sink, instant boiling water Quooker tap and further modern finishes.

Immediately adjoining this wonderful space is the family room which features bespoke carpentry in the form of a lovely yet useful box window seat with storage beneath. The ground floor is complete with separate utility room and the well-appointed family shower room.

Rising to the first floor, the first door you reach is to the wonderful family bathroom. This leads through to the guest bedroom, which enjoys far reaching views to the west. Connected to this is a versatile room, which is used for guests with children and as a playroom on a daily basis.

There are two further double bedrooms, with an abundance of character in the larger of the two and a glorious hand painted mural between the exposed timber beams, creating a vibrant and creative bedroom for young minds.
The master bedroom is large in size and once again features bespoke wardrobes, uniquely crafted for the unusual dimensions of a house of this age, beautiful exposed beams and sense of space from the semi-vaulted ceiling. The master bedroom is dual-aspect and enjoys views over neighbouring fields opposite.

In the double garage is the home office and large one bed annexe. This has been expertly designed with a mezzanine bedroom, shower room and full kitchen, perfect for summer parties and family guests. Between the annexe and pool is the outside covered entertainment area, which is simply superb for those who wish to host whatever the weather.

**Situation**

The surrounding area is predominated by a combination of beautiful open farmland combined with belts of woodland, while an excellent country pub is within easy walking distance.

**Local amenities:** Local amenities in the area are plentiful with the villages of Rudgwick, Loxwood, Cranleigh and Billingshurst all within a few miles. Rudgwick provides local amenities including shops, doctor, dentist, village inn and church. For more comprehensive shopping and entertainment, Horsham is 7 miles to the east offering a recently opened Waitrose and John Lewis at Home store.

**Walking & Riding:** Over the surrounding countryside there are many miles of beautiful walks and rides with easy access to the nearby Downs Link bridleway. There is also horse and car racing at Goodwood and polo at Hurtwood Park and Cowdray Park.

**Schools:** Schooling locally is excellent with a variety of local private and state schools available to include Pennthorpe School in Rudgwick, Farlington near Broadbridge Heath, The Weald in Billingshurst and Cranleigh School to name a few.

**Main line rail service to London Victoria from** Horsham (from 51 minutes) and from Guildford to London Waterloo (from 31 minutes).
**Gardens and grounds**

Outside the property is approached via a private driveway to an electric five bar gate, leading to an area of parking for upwards of six cars and detached double garage.

The grounds are superb, tended to beautifully by the current owners and have a wide range of mature flowers and shrubs, together with gated access to the gas heated pool and Jacuzzi, itself protected by a Pool Lock safety cover. The current owners have created an exceptional covered outdoor entertaining area next to the pool, which excels in adverse weather, too. In addition, there is a large stone terrace to enjoy the garden in the spring and summers months and to entertain al fresco. Equally, the garden is of a manageable size and could present the perfect downsize from a property with large acreage due to the fine views over the surrounding fields and countryside. Families will enjoy the hand built play frame, tree house and Wendy house, designed by the current owner.

**Directions (Postcode RH14 9BE)**

Coming from either the Guildford or Horsham direction, on the A281, turn south into The Haven Road. Upon entering Bucks Green, signposted to The Haven, continue ahead for approximately 1.9 miles and Yew Tree Cottage can be found on the right hand side with a wooden five bar gated entrance and a half-height brick wall.

**Services**

Oil fired central heating with electricity override for hot water, private drainage and mains electricity and water.

**Fixtures and fittings**

All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**Local authority**

Horsham District Council. Telephone 01403 215100.
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Approximate Gross Internal Floor Area

252.2 sq.m. / 2,715 sq.ft.

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