



# RATS CASTLE

BURY GATE, WEST SUSSEX

RH20 1HA





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Nestling in the South Downs National Park of West Sussex overlooking an Area of Outstanding Natural Beauty stands a truly magnificent home. Spread-eagled across the site of the old Roman Road of Stane Street to the south of Pulborough once stretching between the Roman cities of London and Chichester. A stunning high quality architectural design of Queen Anne style Mansion house rarely to be found in such a highly sought after location with wonderful views over the rolling South Downs and built with many eco cost saving features. The property offers versatile accommodation making it suitable for separate independent family living, built 7 years ago to replace the original Rats Castle which stood here previously and also housed its current owners. Situated between the historic towns of Pulborough, Petworth and Arundel and close to the horse/car racing at Fontwell and Goodwood, with sailing at Chichester and towards the Solent yet London is easily reached from Pulborough station with its speedy links to London.

Just to the south of Rats Castle over the hill on the site of the old Roman Road is the Roman Villa at Bignor discovered in 1811 by its landowner George Tupper whose family also farmed Rats Castle. Still today is a small woodland here 'Tuppers Copse' filled with many Oak trees celebrates the name of its former owner. In the springtime this small woodland becomes a brightly coloured bluebell wood, adding evermore beauty to its stunning 7 acres of land.

The main property boasts a magnificent stone staircase hallway climbing over two floors with a large chandelier and a multitude of different lighting. There are 5 bedrooms including master bedroom with en-suite bathroom and dressing room to the main house plus 2 guest bedrooms and an attached 2 bedroom annexe. Indoor and outdoor swimming pools with a pool pump room plus shower/changing. There is also a cosy separate cottage close-by having two bedrooms, bathroom and lounge/ kitchen/dining

The kitchen to the main house is wonderfully designed by Smallbone built around a four oven gas Aga with a matching black Aga American refrigerator/freezer having filtered water. The Aga oven is housed within the many high quality Smallbone cupboards and pop out units within its mantle surround. Plus built-in tall oven housings and a 5 plate induction hob with its adjoining pop up extractor fan plus, three sinks, one with a instant hot water, wine cabinets, glass shelving and bar plus plenty of room for dining either at the 5 stool breakfast bar or the two nearby large dining tables. Aga lovers will know whilst creating such tasty cooking they do also add a radiant warmth to any home.

Arundel 6 miles, Pulborough & Petworth 4 & 6 miles, Chichester & Horsham 14-17 miles,  
Guildford & Brighton 26 miles, London 60 miles,  
Gatwick & Heathrow Airports 31 & 48 miles



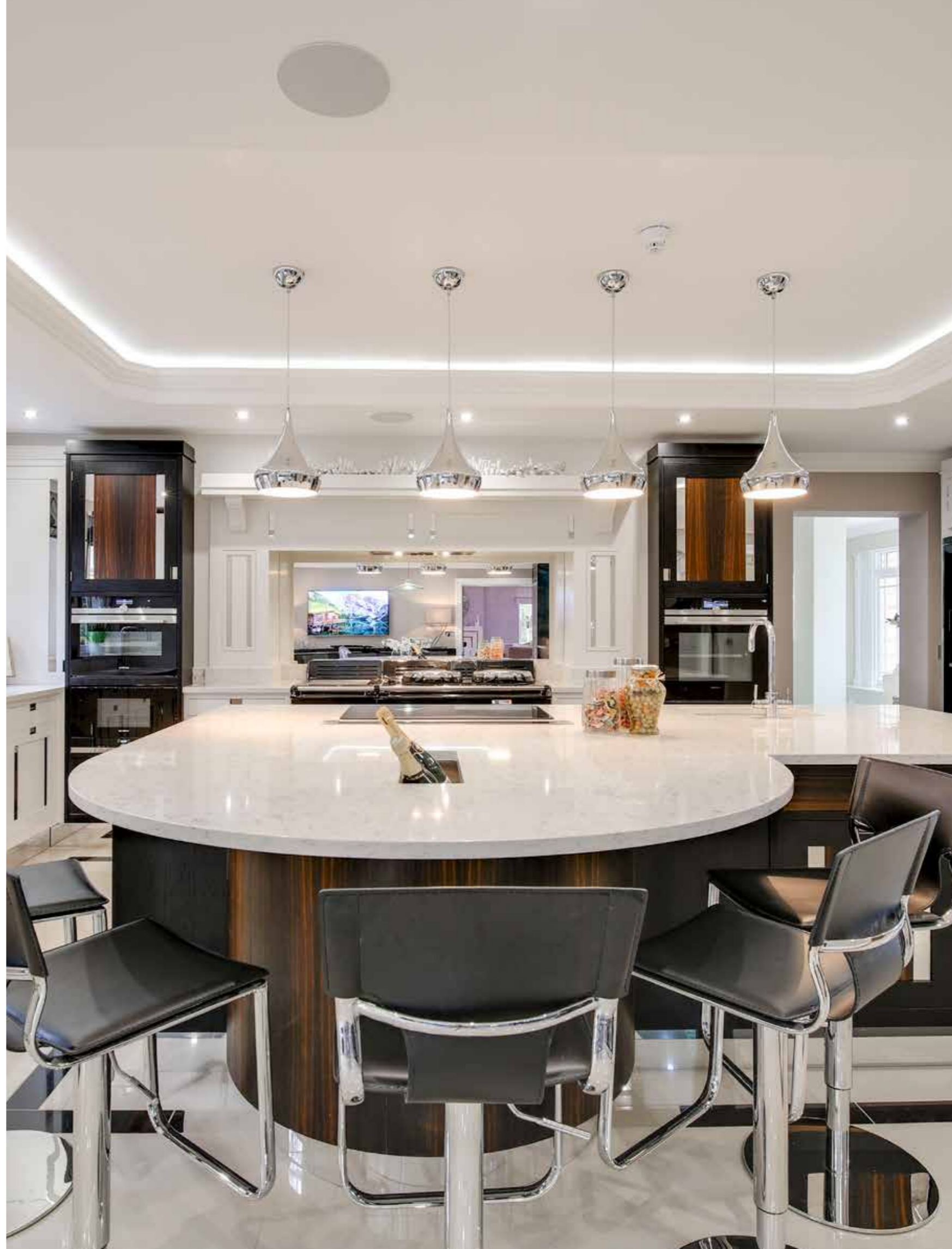


## UNRIVALLED LUXURY

In excess of 11,000 sq ft (1024 sq m) excluding the cottage and outbuildings. 11 bedrooms in total, arranged to provide 5 fine Bedroom Suites in the main house including a Main Bedroom suite with a balcony, dressing room and Home Gym. 2 further Guest Bedroom Suites. Interconnecting and Self-Contained 2 Bedroom, 2 Bathroom Annexe and Detached 2 Bedroom Cottage.

Main House: Imposing Reception Hall, Sweeping Staircase and Gallery Landing, full height to the 2nd Floor. Smallbone Kitchen with AGA, Family Dining Area, Drawing Room, Formal Dining Room, Sitting Room, Orangery Sun Room, Audio Visual Entertainment Room, Indoor Swimming Pool Room. Changing Room with pool filtration, water treatment, heat recovery and dehumidifier





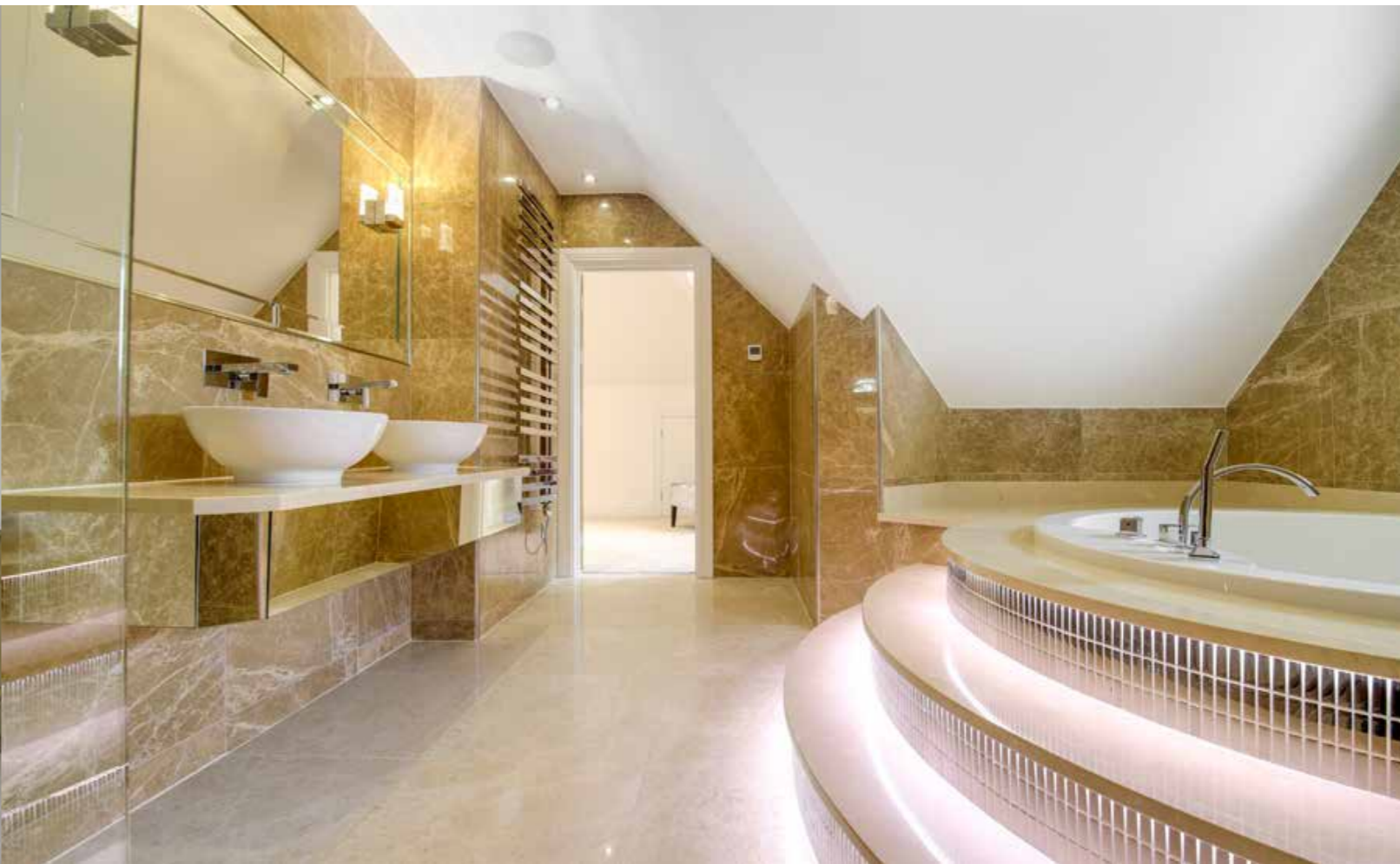




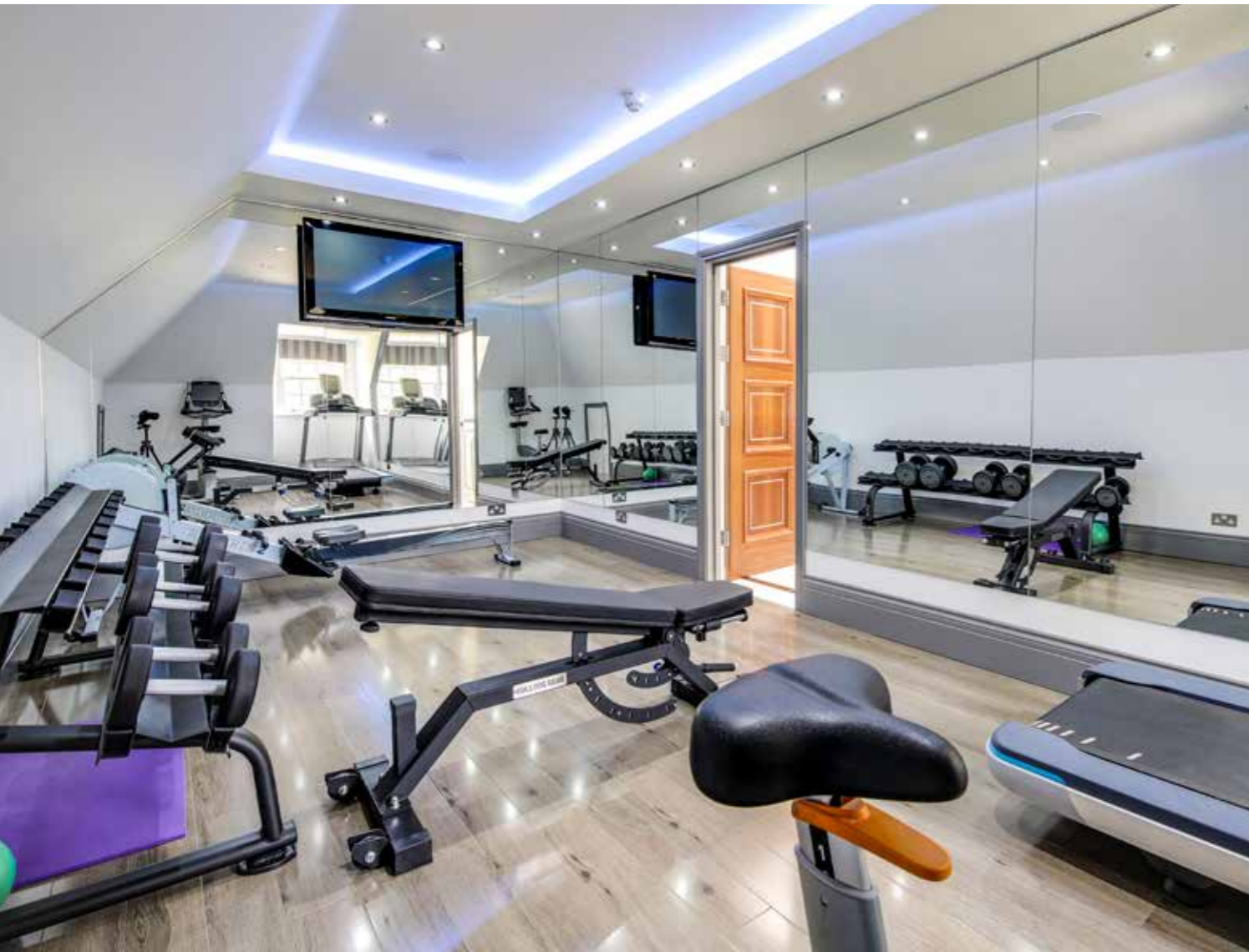














## GARDENS & GROUNDS

Approached through electric gates and along its own illuminated and tree-lined tarmac driveway, the main house rises in front of you and is surrounded with Italianate Cupressus, Magnolia Grandiflora, box hedging and Buxus balls with palm trees and carefully chosen flowering shrubs. Garden areas behind the main house have a Mediterranean feel and feature additional palms, cordylines and olive trees, all contributing to create a wonderfully secluded and colourful setting. Sheep graze on the hill behind you and there is a Walled Garden, with brick and stone paving surrounding the property. Five main terrace areas have garden lighting and floodlighting; and extend round the Outdoor Swimming Pool.

Other garden features include a two-tiered terrace from just outside the Kitchen/ Breakfast Room and another by the 3-tier water fountain.

Fenced Hard Tennis Court | Sweeping lawns and natural grassy areas | Copse and Bluebell Wood.

In all, approximately 7 Acres (2.83 ha)

## GARAGING & OUTBUILDINGS

4 Integral Garages | Separate Garage/ Garden Workshop | Garden Chalet

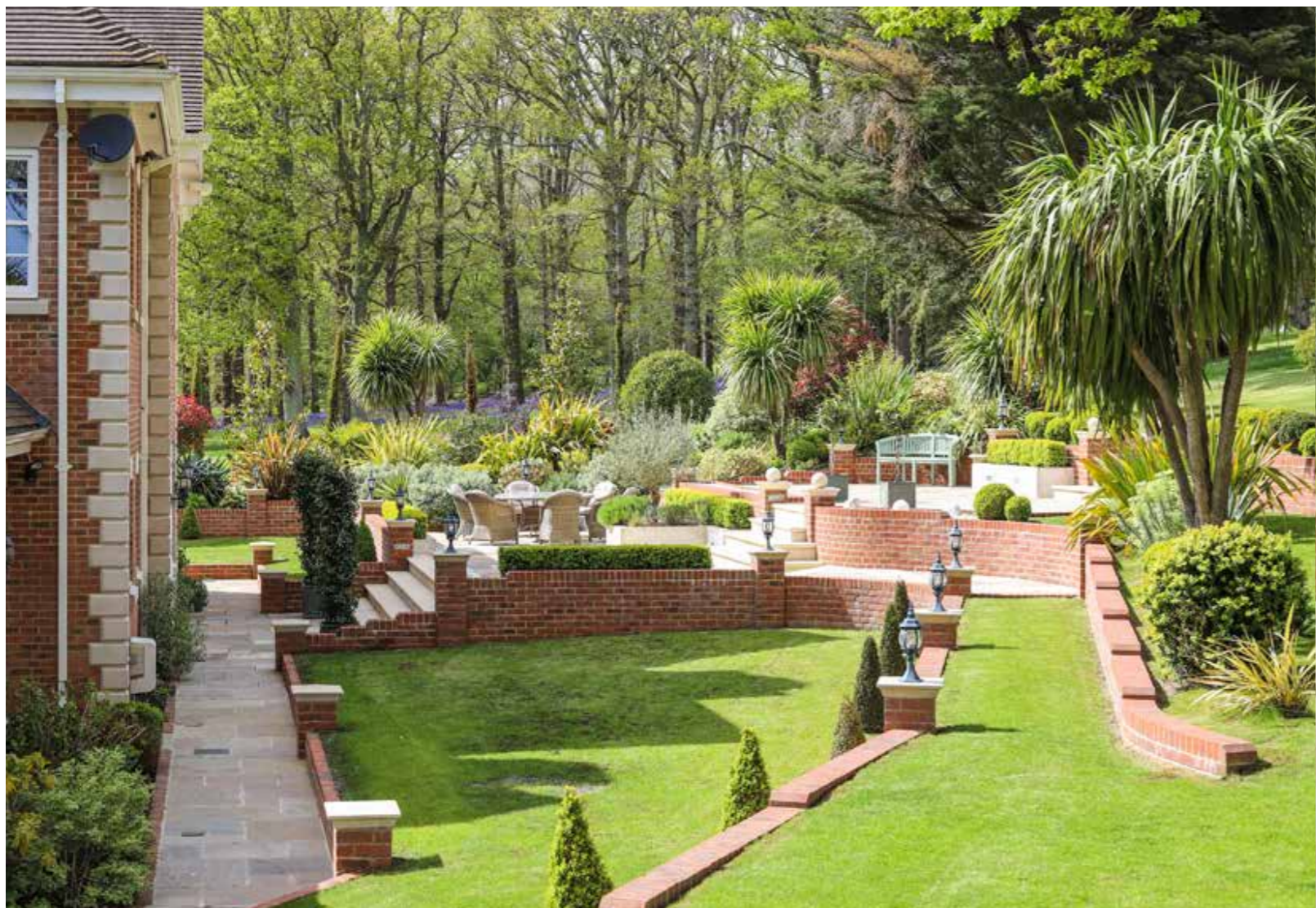
## GREEN/ ENVIRONMENTAL FEATURES

Ground Source Heat Pump for underfloor house heating and Swimming Pool | PV solar electric panels | Swimming Pool Room dehumidifier heat collection and recycling

Rainwater collection to an underground tank | High levels of property insulation | Off-peak and day rate electricity meters | Low-maintenance Private Drainage System

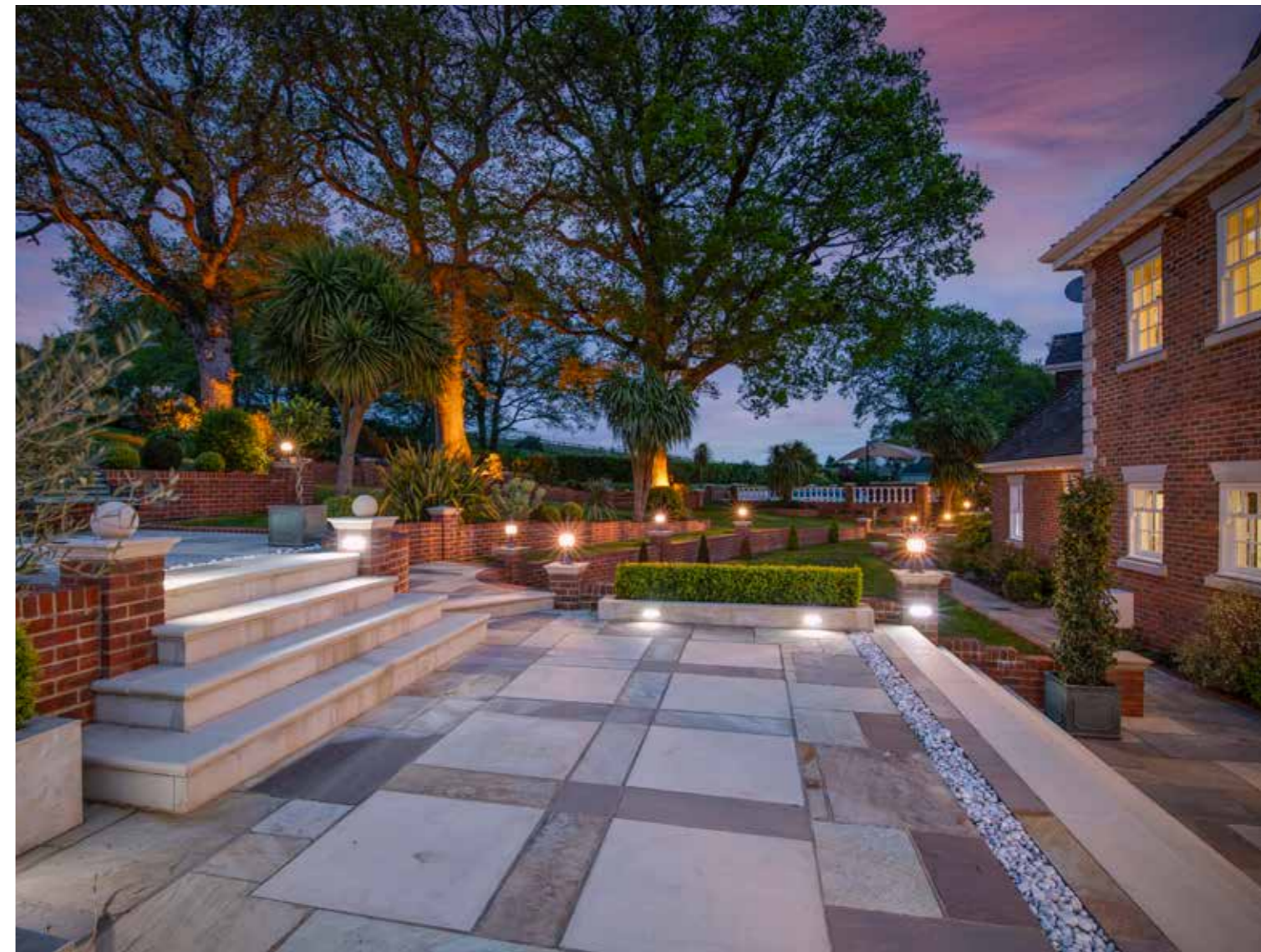
Local Authority: Chichester District Council













# FLOORPLANS

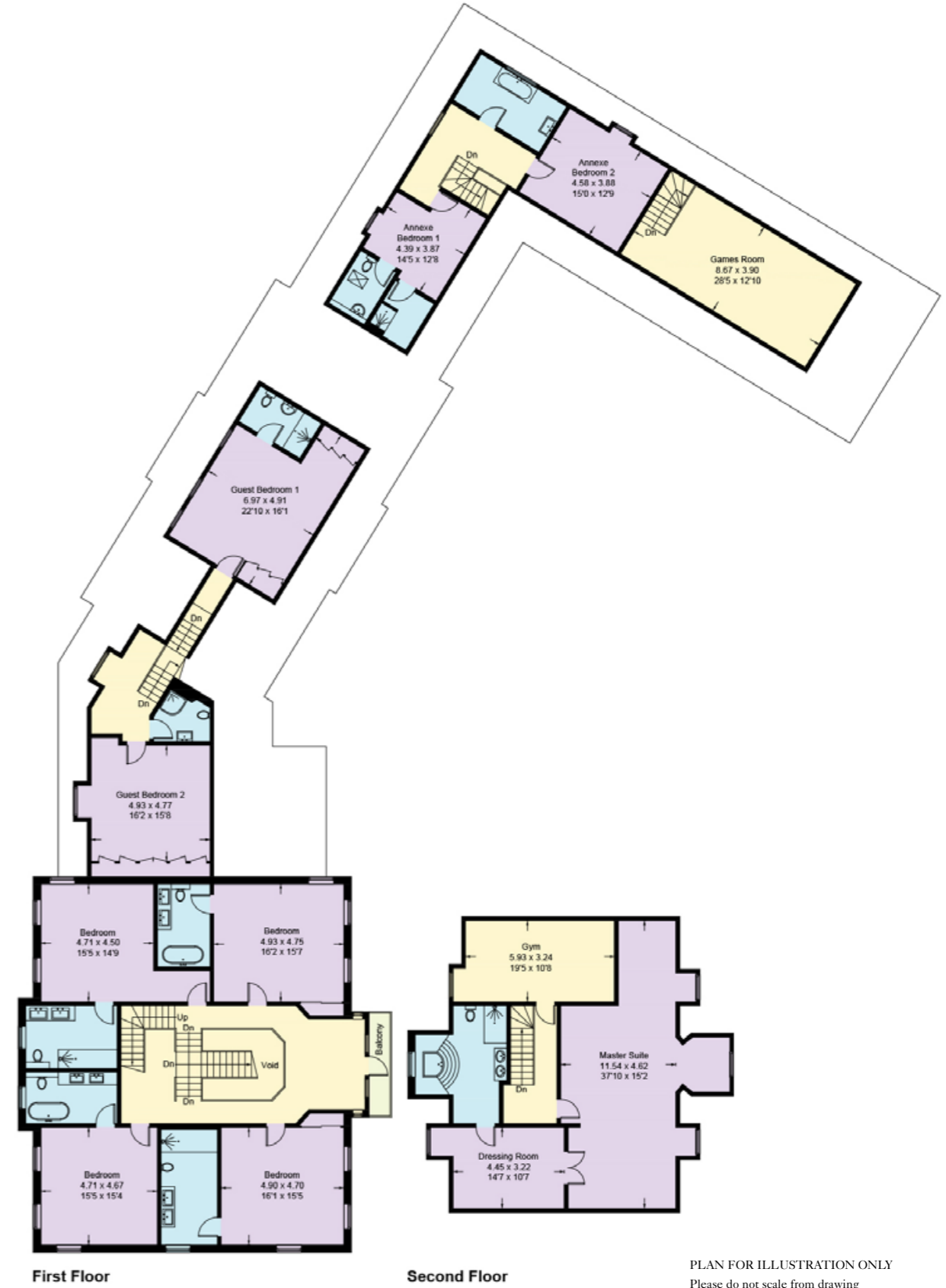
Approximate Gross Internal Area = 1024.1sq.m / 11023 sq ft  
(Excluding Void)

Cottage = 74.1 sq m / 798 sq ft

Total = 1098.2 sq m / 11821 sq ft

Balcony = 3.5sq m / 38 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75   C	75   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



PLAN FOR ILLUSTRATION ONLY  
Please do not scale from drawing  
If any measurement is critical, please verify by visit  
RICS Code of Measuring Practice

## LOCATION

Bury Gate is a rural area between the West Sussex market town of Horsham and the City of Chichester, with the picturesque and historic town of Arundel within a short drive.

On the route of the Roman Road from London to Chichester, Rat's Castle nestles at the foot of the South Downs and overlooks an Area of Outstanding Natural Beauty within the rolling hills of the South Downs National Park. Country trails and riverside walks are nearby, whilst South Coast seaside towns and beaches lie beyond.

Road links include the A29/A27, with rail connections to London and access to the Channel Ports.

Leisure pursuits include gliding at Parham Airfield, golf, tennis and squash clubs; with Polo at Cowdray Park.

Schools include Dorset House, Windlesham House, Lancing College, Christ's Hospital and Hurstpierpoint.

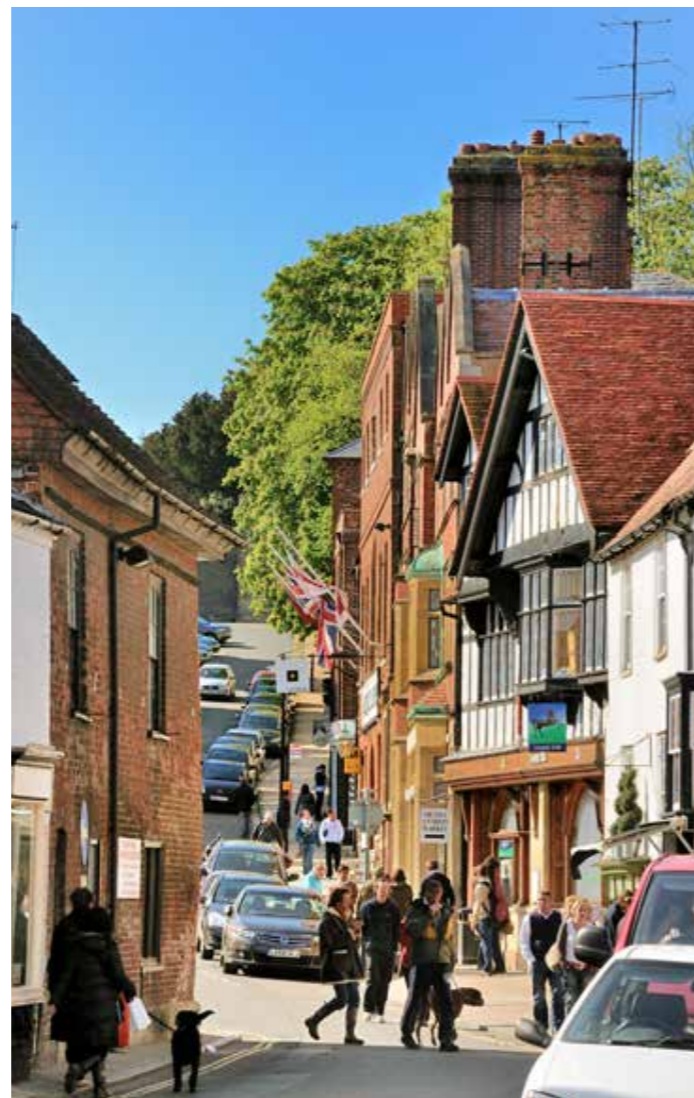
Glorious Goodwood hosts horse racing as well as the Festival of Speed & Revival motorsport events and there is sailing from Chichester harbour, Brighton Marina and the Solent.

Chichester, Guildford, Horsham & Brighton all feature top High Street shopping names as well as hosting theatre productions, cultural and entertainment events.



## DIRECTIONS

Proceed south from Pulborough along the A29 passing through Coldwaltham and Watersfield, turn right onto the B2138 signposted to Fittleworth and Rats Catle is aprox. 200 metres along on the right.



## SPECIFICATIONS



### BUILDING WARRANTY

Premier Guarantee - approximately 3 years remaining.

### EQUIPMENT

Smallbone bespoke kitchen in the main house with Siemens appliances, Caple wine coolers, Qooker tap, AGA 4-oven LPG gas range cooker, AGA American-style fridge/freezer with filtered/chilled water,

### IT/MEDIA

Ubiquiti Unifi system, own security gateway for BT superfast broadband around the house and music, media and camera security system. Wired speakers with volume controller in each room, hallway, gymnasium etc, to the main house plus the orangery, AV and swimming pool rooms. Wired directly from 10 mini amplifiers, controlled by Google/mobile phone/iPad.

### SERVICES

Avanti LPG gas supply from underground tank for hot water and heating to the cottage and the main house AGA oven. Private drainage system.

### LIVING ACCOMMODATION HEATING

From Kensa twin compressor underground heat pump supplying the underfloor heating. Controlled from each room thermostats/controller touchpad. Pressurised circulating hot water system from 2x 300litre hot water pressurised stainless steel tanks and 150 litre matching buffer tank. Can be heated from ground source heat pump and topped up by 3kW heating elements, using any spare unused PV electricity generated. Heat pump can also be switched over to heat either of the swimming pools through the pool heat exchangers and part heat-recovery system from a Heatsar Andromeda FX 2000 Super Plus pool dehumidifier system. Spa heating from Certikin spa heating control system.

### PV PANELS

Approximately 3.56KW of PV electric panels which have produced about £1800 - £2000 feed-in per year depending on the amount of sunshine. Additional free electricity from the amount generated.

### EPC - C (75)

Certificate Number 2868-4093-7337-3045-5994

### Note:

This information supplied by our seller clients – we have not tested systems and if any aspect requires clarification or more detail, please contact the agents.





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## IMPORTANT NOTICE

These details have been prepared in good faith to give a fair overall view of the property. We have not undertaken a structural survey, nor tested that services, appliances, equipment or facilities are in working order. Any area, distance or measurement is given as a guide only and should not be relied upon. Do not scale from floorplans, which are provided as a schematic guide.

If any details are fundamental, please contact us for information. We also advise checking availability before travelling to view any property. Pictures do not necessarily imply that an item shown is included in a sale, and wide angle imaging is used to include greater detail than a standard camera lens.

THESE DETAILS ARE BELIEVED TO BE CORRECT BUT THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT