

The Lodge

Rudgwick, Horsham, West Sussex







A beautiful, detached family home, located on a private road and surrounded by stunning, far-reaching views.



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Summary of accommodation

Ground Floor: Reception room | Kitchen/breakfast room | Dining room | Shower room | Conservatory

First Floor: Principal bedroom suite | Three further bedrooms | Family bathroom | Study | Cloakroom

Situation

Rudgwick is a charming and picturesque village situated within the sought-after Horsham District of West Sussex. Renowned for its historic timber-framed buildings, many of which date back to the 14th century, the village offers a glimpse into its rich architectural heritage. Rudgwick is also home to Holy Trinity C of E Church, which features a blend of Norman and medieval architectural elements. The church is home to a vibrant and dynamic youth club, fostering strong community engagement among its young members. There is a short-cut to the village shop and post office along footpaths.



There are many schools within the area including Rudgwick Primary School, Pennthorpe Pre-Prep and Prep School in Rudgwick, Farlington in Horsham, Cranleigh School, Hurtwood House, Charterhouse and Prior's Field in Godalming, and St Catherine's in Bramley. Within Guildford there are also many excellent schools which are easily accessible from here as there is a frequent bus from the bottom of Hermongers Lane which travels to the centre of Guildford.



The surrounding area offers an abundance of leisure pursuits, with several prestigious golf courses, including Slinfold Golf & Country Club and Cranleigh Golf & Country Club, catering to enthusiasts. The idyllic countryside



provides excellent opportunities for hiking, while the Firebird Brewing Company offers a local destination for those seeking a fine selection of craft beers. The region is also home to a number of popular public houses, perfect for a leisurely afternoon. For the more adventurous, nearby Cowdray Park, Midhurst, offers thrilling polo matches, while Goodwood is renowned for its world-class racing events. The Loxwood Joust, a highlight of the summer calendar, offers an exciting and historic experience for all ages.



The Lodge

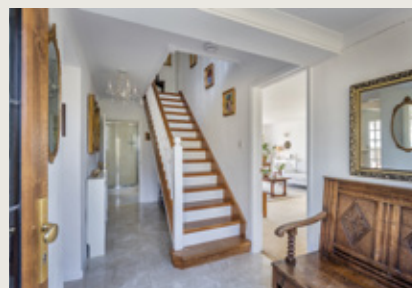
The Lodge is a unique property, benefitting not only from a quiet position, light-filled rooms and a 360 degree view of fields and hills, but also easy access to Cranleigh, Horsham and Guildford. The property has been meticulously maintained and refurbished during our client's ownership and is spread over two floors. Upon entering the hall, you access the triple aspect reception room, which leads into the conservatory. A shower room and kitchen/breakfast room are also located from the entrance hall. The kitchen is well-equipped and opens into the dining room, with double doors leading to the garden.

The first floor comprises a principal bedroom suite with an en-suite bathroom and stunning views over the rear garden and paddocks beyond. There are three further bedrooms, a family bathroom, a study, and a cloakroom.



LIVING SPACES





BEDROOMS & BATHROOMS



FLOOR PLAN

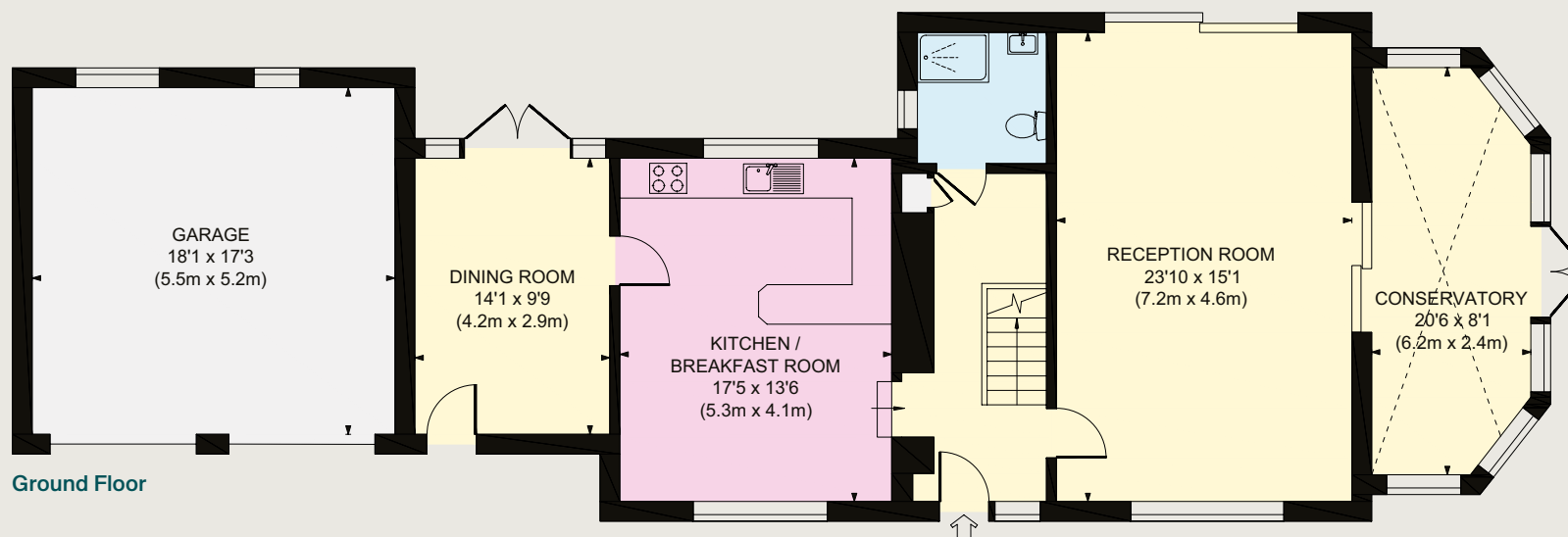
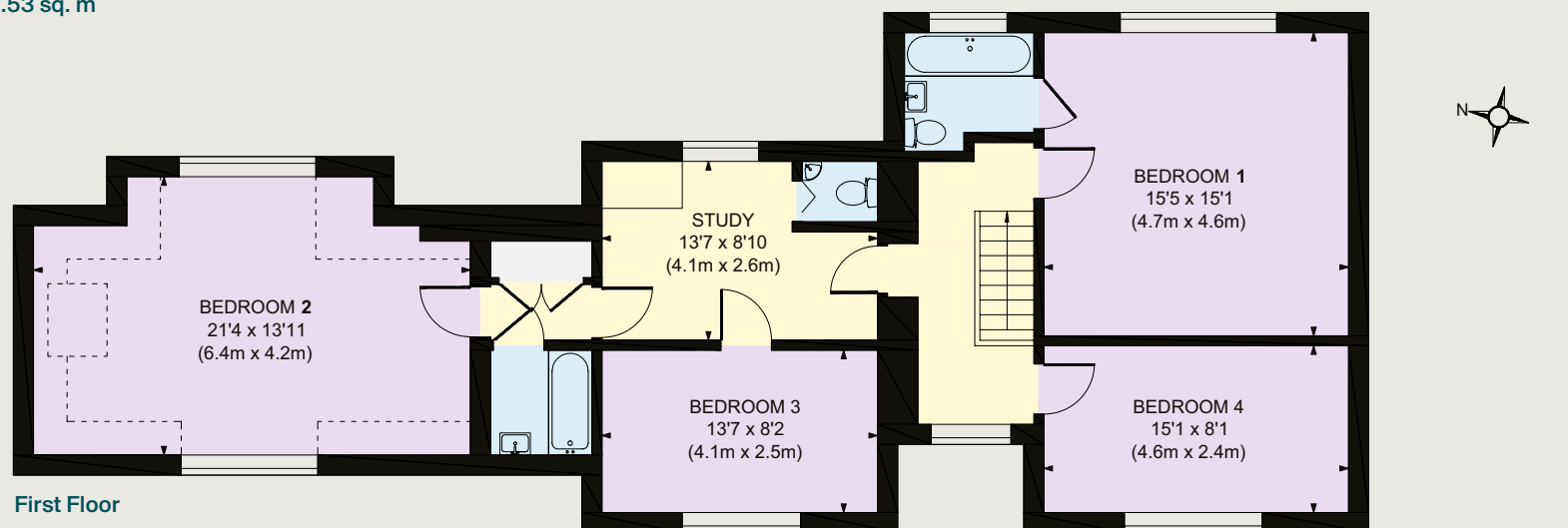
Approximate Gross Internal Floor Area

Main House 2128 sq. ft / 197.69 sq. m

Garage 310 sq. ft / 28.84 sq. m

Total 2438 sq. ft / 226.53 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Gardens and grounds

The Lodge sits in an elevated position. To the front of the house, across the private road, is an area of light woodland and lawn, perfect for an oak barn garage or vegetable plot, with a maintenance free storage shed. The driveway provides parking for several cars, in addition to the integral double garage. There is also ample space to create additional parking if needed. The rear garden provides a tranquil retreat and offers sweeping panoramic views. It is mostly laid to lawn, with a terrace running the length of the house, offering an excellent space for dining during the warmer months. The current owners have planted many tropical plants and shrubs and there is a small pond in one corner.



Property Information

Distances: Rudgwick village centre 1 mile, Cranleigh 4.6 miles, Horsham station 9.5 miles (from 56 minutes to London Victoria), (from 57 minutes to London Victoria and from 53 minutes to London Waterloo), Guildford mainline station 14.3 miles (from 33 minutes to London Waterloo),
Roads: A3 West Clandon 15 miles, M25 (Wisley Junction 10) 18.5 miles, **Airports:** London Gatwick 22.8 miles, London Heathrow 34.5 miles
(All distances and times are approximate)

Services

We are advised by our clients that the property has mains water, electricity, oil-fired central heating and private drainage.

Tenure

Freehold

Local Authority

Horsham Borough Council
01403 215100

Council Tax

Band G

EPC Rating

E

Directions

Postcode: RH12 3AL
What3words: ///blackbird.shirts.enter

Viewing

Viewing by prior appointment only with Knight Frank.





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