



Haven Road, Rudgwick, West Sussex, RH12 3JG



woodlands



Positioned in the heart of the Sussex countryside, Wanford Mill is a beautiful Grade II Listed 16th century former Water Mill offering a wealth of character features. Set within attractive grounds totalling approximately 2.4 acres along a river setting, the accommodation is divided between the main water mill and an adjacent Barn providing ancillary accommodation and the flexibility of additional income through short-term holiday lets or long-term rental options.

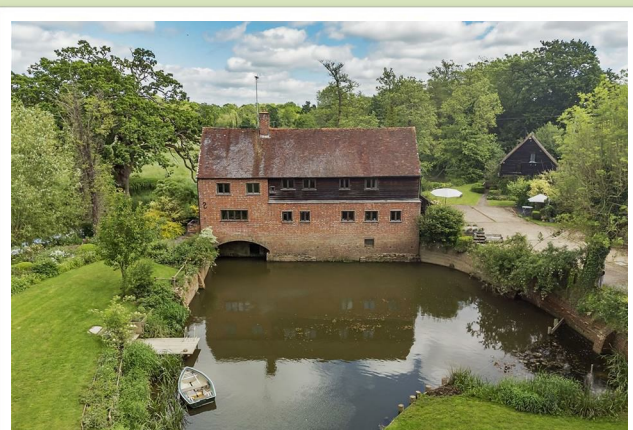
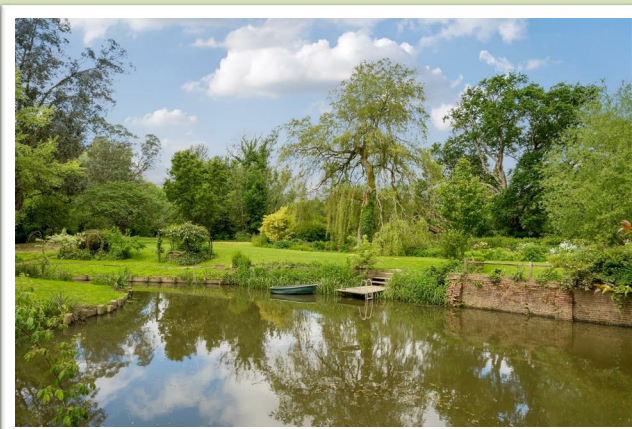
The property is situated in the outskirts of Bucks Green - a highly desirable rural spot close to the village of Rudgwick. With a good range of local shops and amenities, a popular primary school and the independent Penthorpe School all under 1 mile way. There are lovely rural walks along adjoining country lanes connecting with the unspoilt Downs Link Pathway. Rudgwick is situated approximately 6 miles north of Horsham, a vibrant and historic market town with an excellent range of independent shops and major high street retailers, and nearby Cranleigh also offers a wide range of shops and a leisure centre.

The property is approached by a private driveway serving two properties. The driveway leads to a large courtyard parking area with a car barn and store providing covered space for 2 cars and loft storage. The accommodation briefly comprises - the main Water mill, with all rooms providing wonderful views over the river and adjoining land. There are 6 bedrooms, including the principal bedroom with dual aspect views and an en-suite shower room, sitting room, dining room, kitchen/breakfast, utility, guest cloakroom and two bathrooms.



The Barn is adjacent to the Water Mill and is an excellent space with versatile usage. As a self-contained annex, it provides a large open plan living space with kitchen and shower room, and 2 bedrooms over a split level first and second floors.

Within the grounds are delightful features - a brick paved riverside patio, woodfired sauna, stable and tack room, half brick greenhouse, formal lawns and beautiful meadow garden and woodlands.



Accommodation with approximate room sizes:  
Max measurements shown unless stated otherwise.

**GROUND FLOOR:**

- ENTRANCE HALL
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM 12'10 x 11'2 (3.91m x 3.40m)
- KITCHEN/BREAKFAST ROOM 20'9 x 13'11 (6.32m x 4.24m)
- DINING ROOM 17'9 x 13'9 (5.41m x 4.19m)
- SITTING ROOM 19'3 x 15'5 (5.87m x 4.70m)

**FIRST FLOOR**

- BEDROOM ONE 19'8 x 15'8 (5.99m x 4.78m)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO 13'8 x 11'5 (4.17m x 3.48m)
- BEDROOM THREE 13'11 x 10'3 (4.24m x 3.12m)
- BEDROOM FOUR 11'4 x 7'5 (3.45m x 2.26m)

**BATHROOM**

**SECOND FLOOR:**

- BEDROOM FIVE 17'10 x 12'1 (5.44m x 3.68m)
- BEDROOM SIX 15'0 x 13'11 (4.57m x 4.24m)
- STUDY 8'8 x 8'8 (2.64m x 2.64m)

**OUTSIDE**

- BARN 29'8 x 17'9 (9.04m x 5.41m)

**KITCHEN**

**BATHROOM**

**SHOWER ROOM**

- BEDROOM ONE 17'11 x 9'6 (5.46m x 2.90m)
- BEDROOM TWO 15'0 x 9'1 (4.57m x 2.77m)
- BEDROOM THREE 11'6 x 9'0 (3.51m x 2.74m)
- DOUBLE GARAGE 22'5 x 18'9 (6.83m x 5.72m)

- SHED 19'8 x 11'7 (5.99m x 3.53m)

- SHED 11'7 x 19'8 (3.53m x 5.99m)

**EXTENSIVE GROUNDS**



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Approximate Area = 2911 sq ft / 270.4 sq m  
 Limited Use Area(s) = 219 sq ft / 20.3 sq m  
 Garage = 423 sq ft / 39.3 sq m  
 Outbuilding(s) = 1324 sq ft / 123 sq m  
 Total = 4877 sq ft / 453 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3checorn 2024. Produced for Hamptons. REF: 1132466

COUNCIL TAX: Band H.

EPC Rating: To be confirmed

SCHOOL CATCHMENT AREA: For local school admissions and to find out about catchment areas, please contact West Sussex County Council – West Sussex Grid for learning - School Admissions, 0845 0751007. Or visit the Admissions Website.

Woodlands Estate Agents Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are approximate and should not be relied upon for furnishing purposes. If floor plans are included they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing this property.

Energy Performance Certificate (EPC) disclaimer: EPC'S are carried out by a third-party qualified Energy Assessor and Woodlands Estate Agents are not responsible for any information provided on an EPC.

TO ARRANGE A VIEWING PLEASE CONTACT WOODLANDS ESTATE AGENTS ON 01403 270270.



**MISREPRESENTATION ACT**

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