



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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**Haven Road, Rudgwick, Horsham, RH12**

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). © n3chem 2024. Produced for Hamptons. REF: 1132466

COUNCIL TAX: Band H.

**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.

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