

Pipers Croft Furzen Lane, Rudgwick

Guide Price **£1,000,000**

Henry Adams
estate agents

Pipers Croft Furzen Lane

Rudgwick, Horsham

Pipers Croft is a charming and beautifully maintained Grade II listed detached country residence, believed to date back to the 17th century, occupying a wonderful position in the picturesque hamlet of Ellens Green on the Surrey/West Sussex border, near the sought-after village of Rudgwick.

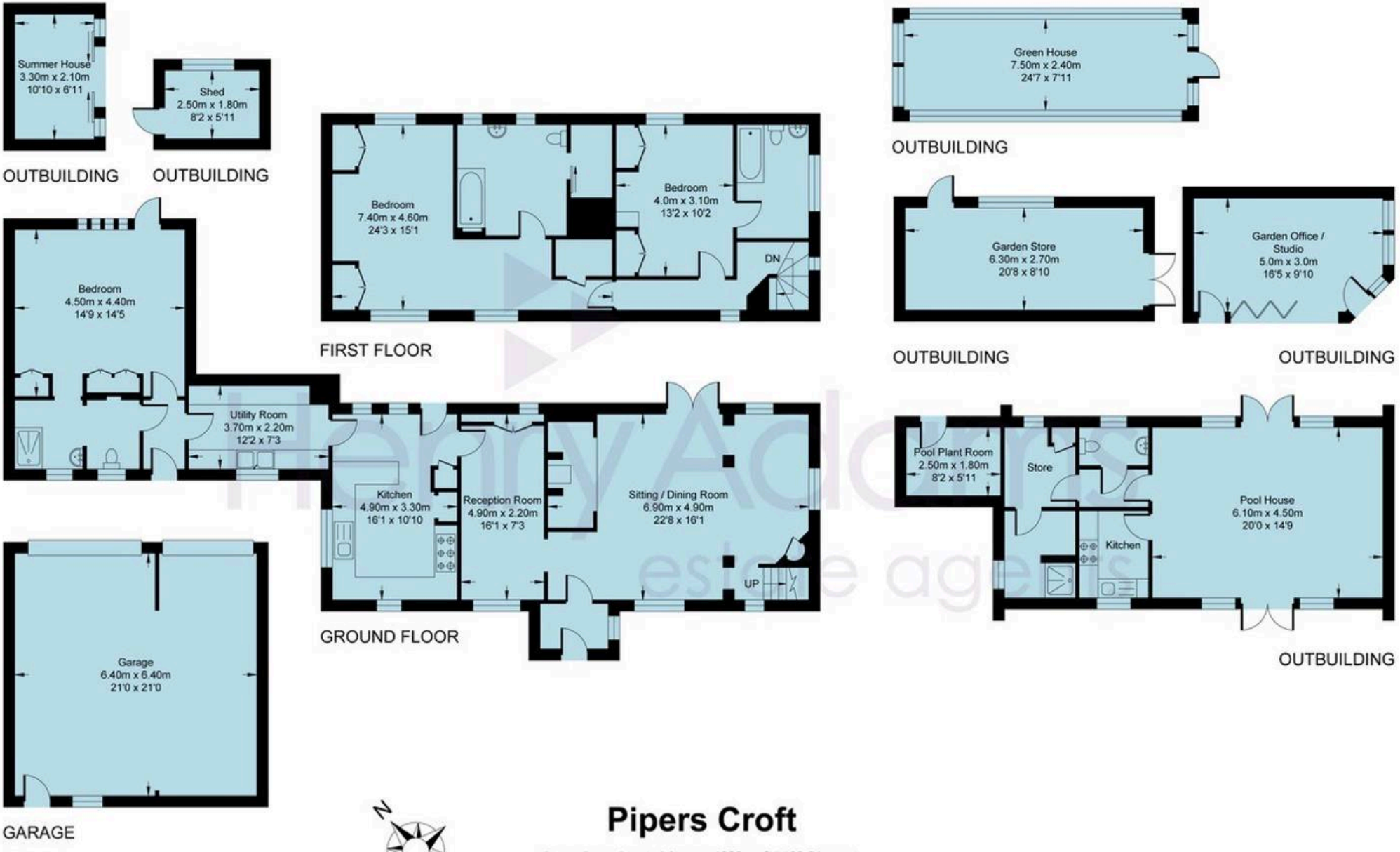
The house extends to approximately 3,508 sq. ft. (326 sq. m.) and retains a wealth of original character and architectural features, including its traditional timber-framed construction, striking Horsham stone roof, exposed beams and a particularly impressive inglenook fireplace with a beehive chimney and wood-burning stove, creating a wonderful focal point and a warm, inviting atmosphere. The accommodation is both spacious and versatile, combining the charm and individuality of a historic country cottage with the practical requirements of modern family living. There is a generously proportioned bedroom and bathroom on the ground floor, offering excellent flexibility for guests, multi-generational living or those wishing to have bedroom accommodation on one level. On the first floor are two further spacious bedroom suites, both enjoying their own en-suite facilities. The principal suite benefits from an en-suite bathroom and separate dressing room, providing a particularly comfortable and private retreat. The ground floor also offers a selection of flexible living and entertaining spaces, ideally suited to family life and social occasions alike. Adjacent to the main house is a substantial double garage, offering excellent parking and storage, with potential, subject to planning, to incorporate the space into the main residence.







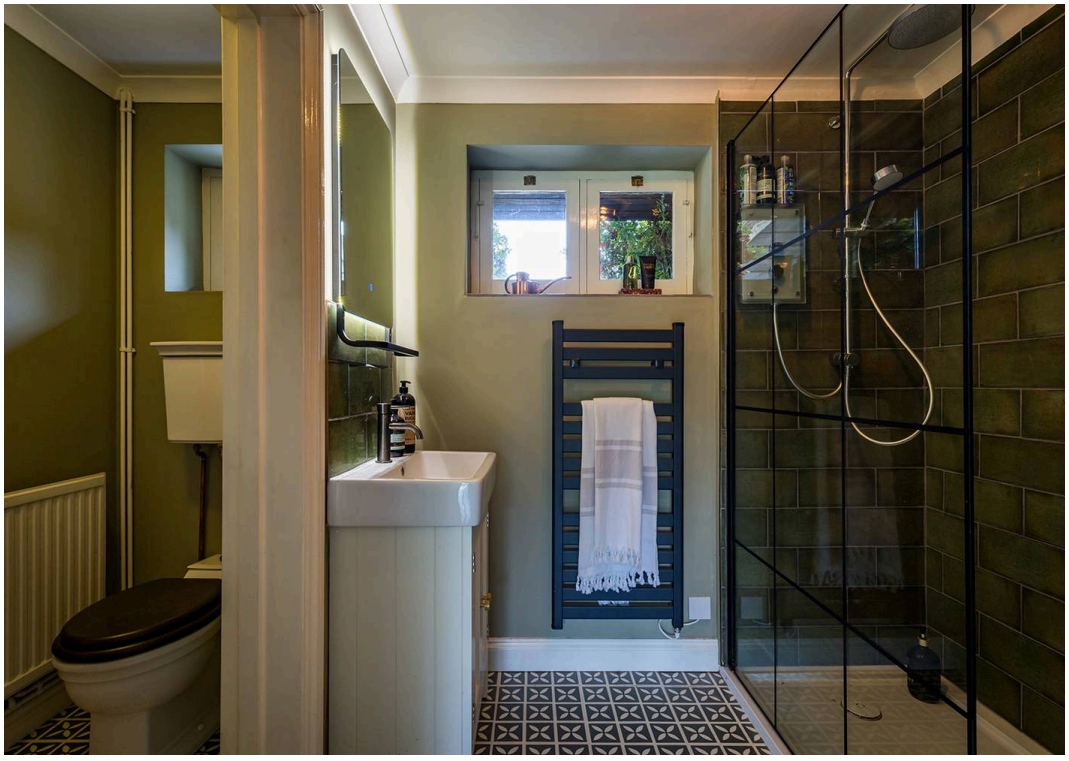




Pipers Croft

Approximate Internal Area = 1828 sq ft / 169.81 sq m
Garage = 462 sq ft / 42.89 sq m
Outbuildings = 1218 sq ft / 113.19 sq m
Total = 3508 sq ft / 325.89 sq m
For identification only - not to scale









The grounds are a particularly special feature of Pipers Croft, extending to approximately 1.49 acres and providing a wonderfully private and peaceful setting. The mature gardens are beautifully established, with attractive lawns, established borders and a variety of planting, creating an idyllic backdrop to the property. At the heart of the garden is an impressive swimming pool, complemented by a stylish pool house incorporating a kitchen, shower room and WC, providing excellent facilities for summer entertaining, family enjoyment and relaxation. In addition, a contemporary garden office or studio offers a peaceful and practical retreat, ideally suited to home working or creative pursuits. A selection of further outbuildings includes garden sheds, storage facilities, a summer house and greenhouse, while a dedicated raised vegetable garden provides the opportunity to enjoy home-grown produce. Together, these facilities create a wonderful outdoor environment, offering space, privacy and versatility rarely found in such a convenient location.

Pipers Croft is a truly appealing country home, offering the rare opportunity to enjoy the character and charm of a historic Grade II listed residence alongside substantial accommodation, beautifully established private grounds and excellent leisure and working facilities. With its swimming pool, pool house, garden studio, extensive outbuildings and generous gardens, the property offers a wonderfully versatile lifestyle, whether as a family home, an entertaining retreat or a peaceful country residence within easy reach of London. Combining the romance of a traditional 17th-century cottage with the space and amenities expected of a substantial modern home, Pipers Croft represents a particularly special opportunity in this desirable part of West Sussex.

Council Tax band: G - Tenure: Freehold

EPC Energy Efficiency Rating: E - Environmental Impact Rating: F









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