



Rusper Road, Horsham, West Sussex, RH12 4BL.
Guide Price £900,000 Freehold

- Detached family home
- Stunning garden with superb dining terrace
- Vaulted kitchen and dining room
- Four bedrooms
- Study and Snug
- Off street parking
- Ensuite and dressing area
- EPC C
- Beautifully presented
- Close to station
- Viewing recommended

Occupying a generous plot along one of Horsham's most established residential roads, this beautifully remodelled period detached home combines character, space and lifestyle in equal measure.

Originally dating from the early twentieth century and thoughtfully extended over the years, the property retains the warmth and charm of its period origins whilst delivering the open plan living space expected by modern buyers.

Offering approximately 1,694 sq ft of accommodation, the home centres around a stunning vaulted kitchen, dining and family room that forms the heart of everyday life.

From the moment you enter, there is a wonderful sense of space and practicality. A separate study provides an ideal work from home environment, whilst the snug offers a cosy retreat away from the main living areas. A ground floor shower/utility room adds further flexibility for modern family living and visiting guests.



The true showpiece is the impressive kitchen, dining and family room. With underfloor heating to this area, feature vaulted ceilings, exposed beams and extensive glazing overlooking the gardens, this remarkable space successfully combines character with contemporary living.

The kitchen/Dining room sits beneath the dramatic vaulted ceiling, creating a focal point for the home, whilst the family areas provide generous space for both everyday living and entertaining. Large opening doors create a seamless connection to the terrace beyond, allowing the huge garden to become a natural extension of the living space during the warmer months.

Upstairs, the principal bedroom suite provides a particularly impressive retreat. Featuring a vaulted ceiling that enhances both the sense of space and character, the room enjoys a feeling of volume rarely found in modern homes.

Cleverly designed storage has been incorporated above the dressing area, making full use of the ceiling height.

A particularly appealing feature is the walk in dressing room. Initially concealed behind what appears to be a fitted wardrobe arrangement, the space opens into a dedicated dressing area that feels like a hidden surprise within the home. This bedroom also enjoys its own en suite, creating practicality and a touch of luxury.

Three further bedrooms are served by a contemporary family bathroom giving this floor well balanced accommodation for growing families, visiting guests or those seeking additional workspace.

Outside, the gardens are every bit as impressive as the house itself and represent years of careful cultivation and investment.

Beautifully stocked borders, mature planting, sweeping lawns and a series of seating and entertaining areas create an environment that feels both private and established.

The large terrace provides the perfect setting for summer dining and social gatherings, whilst the depth and maturity of the garden are increasingly rare to find within Horsham. More than simply a garden, it is a wonderful outdoor extension of the home that changes with the seasons and provides colour, interest and enjoyment throughout the year.

To the front, a private driveway provides ample off road parking.

Situated within easy reach of Horsham town centre and within the catchment area for the highly regarded Forest School and Millais School, alongside the proximity to the train station at Littlehaven and Horsham mainline, this exceptional home offers the perfect balance of character, practicality and lifestyle.



Combining the charm of a period property, the convenience of modern family living and magnificent mature gardens, it presents a rare opportunity to acquire one of the area's most appealing family homes.

Material Facts

Guide Price £900,000 Freehold

Council Tax band: F
Horsham District Council

EPC: C

Property type: Detached House
Mains services: Gas/Electricity/Water/Drainage
Heating type: Gas central heating to radiators

Broadband information:
Between 8 Mbps and 10,000 Mbps
Fibre to the Premises

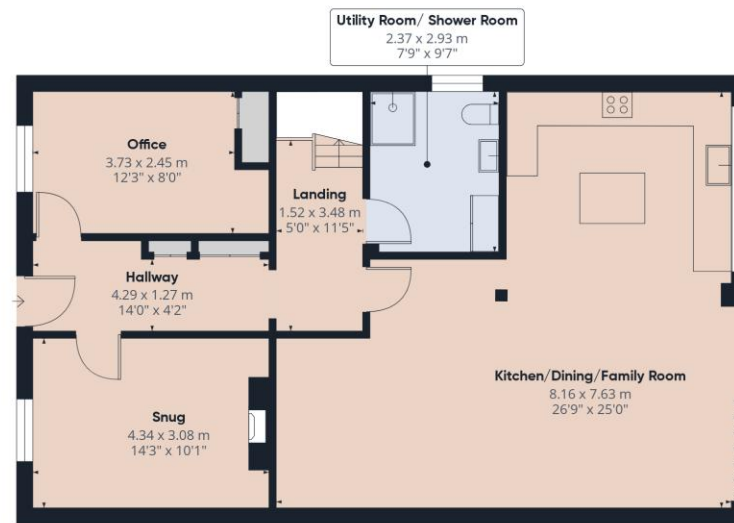
Mobile coverage: Good with most providers

Parking type: Large Driveway

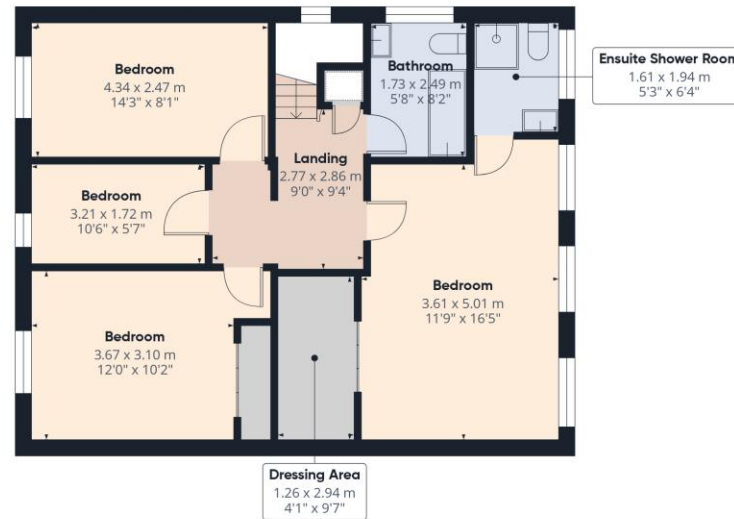
Flood/Erosion risk:
River and seas: Very low
Surface water: Very Low







Ground Floor



Floor 1

Approximate total area⁽¹⁾

157.5 m²

1694 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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