



**Connells**

Woodfalls Manor Loxwood Road  
Rudgwick Horsham



# Woodfalls Manor Loxwood Road Rudgwick Horsham RH12 3DW

for sale  
£275,000



## Property Description

Woodfalls Manor is one of six apartments within this elegant converted Manor House which is set in two acres of grounds surrounded by open countryside. The entrance to the apartments is through an oak door into a magnificent communal reception hall with a sweeping staircase leading to the second floor where the apartment is located. On entering the apartment, the reception hall gives access to the kitchen, sitting room, both bedrooms and the bathroom.

Woodfalls Manor is approached through a stunning avenue of trees leading to a large parking and turning area and the garaging. The communal grounds benefit from a swimming pool and tennis court.

Woodfalls Manor is situated on the rural outskirts of Rudgwick on the Surrey/Sussex border in the hamlet of Tismans Common. The area enjoys plenty of open countryside affording lovely walks and country pursuits.

## Rudgwick

Rudgwick is a small village located in the Horsham district of West Sussex, England. The village is situated on the edge of the Weald, a large area of woodland and farmland that stretches across southern England. Rudgwick has a population of around 2,500 people and is known for its picturesque countryside, historic buildings, and friendly community.

One of the most notable landmarks in Rudgwick is the St. John the Baptist Church, which dates back to the 12th century. The church is a Grade II listed building and features a beautiful stained glass window, a bell tower, and a peaceful churchyard. Another historic building in the village is the Rudgwick Brickworks, which was established in the 19th century and produced high-quality bricks for many years. Today, the brickworks are no longer in operation, but the site has been preserved as a heritage site and is open to visitors. In 1985, excavations in Rudgwick Brick Yard resulted in the discovery of a new species of the *Polacanthus* genus, which became known as the Rudgwickosaurus.[9]

Rudgwick is also home to a number of local businesses, including a post office, a village store, and several pubs and restaurants. The village has a strong sense of community, with many events and activities taking place throughout the year, such as the annual Rudgwick Steam and Country Show, which attracts visitors from all over the country. Overall, Rudgwick is a charming and welcoming village that offers a peaceful and idyllic way of life in the heart of the West Sussex countryside.















Total floor area 75.9 m<sup>2</sup> (817 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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EPC Rating: F Council Tax  
 Band: D

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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