

Venters

Rusper, Horsham, West Sussex



 **Knight
Frank**





Venters

East Street, Ruster, Horsham
West Sussex RH12 4RH

An exceptionally charming Grade II listed hall house dating back to 1400 surrounded by beautiful gardens and grounds with extensive garaging and outbuildings.

Horsham 6 miles, Dorking 11.3 miles (London Vauxhall 48 minutes), Central London 38 miles
(All distances and times are approximate)

Reception Hall | Drawing Room | Dining Room | Sitting Room | Study | Kitchen/Breakfast Room
Family Room | Utility Room | Wine Cellar

Principal suite with bathroom and dressing room | two further en suite bedrooms
Five additional bedrooms | two further bathrooms

Heated Swimming Pool | Tennis Court | Gym and Games Room | Glasshouse | Outbuildings
Extensive Garaging | Beautiful gardens and grounds | Ancient Bluebell Woodland

In all about 7.48 acres
(a further 9 acres available by separate negotiation)

Approximately 6,464 sq ft (main house)

Approximately 9,010 sq ft (including all outbuildings)

Country Department

55 Baker Street
London, W1U 8AN

Tel: +44 20 7861 5115
edward.rook@knightfrank.com



Country Department

55 Baker Street
London, W1U 8AN

Tel: +44 20 7861 1093
oliver.rodbourne@knightfrank.com



Situation

Located on the outskirts of the delightful and historic village of Rusper which lies between Dorking to the north and Horsham to the south. Rusper is a thriving and well served village with a post office, church, village shop, The Ghyll Manor Hotel and two public houses. More extensive shopping facilities and amenities can be found in the nearby towns of Dorking and Horsham.

The area has excellent road and rail links from the A24, M23 and M25 which provide easy access to London, the south coast and Heathrow and Gatwick international airports. Mainline rail services to London Victoria operate from Horsham station (5.3 miles). Trains to London Victoria and Waterloo operate from Dorking (11.8 miles). Nearby Faygate station (2.4 miles) provides links to London Bridge and Victoria in around an hour.

The Gatwick Express (6.8 miles away) provides direct links to London Victoria in just 30 minutes.

Rusper has its own pre-school and small primary school, Millais and Forest Secondary Schools are nearby. There are also many excellent independent schools in the area: Cottesmore School, Worth School, Copthorne Preparatory, Hurtwood House, Box Hill School, Caterham Preparatory, Caterham School, Brambletye School, Epsom College and Chaterhouse School.

Sporting and recreational interests in the area are well served including golf at Cottesmore, Gatton Manor and Ifield. Horse racing is at Lingfield Park and Epsom. Sailing at Ardingly Reservoir and boating at Brighton Marina. There is an abundance of country walks and riding to be had in the surrounding area utilising the extensive public foot and bridle paths.





Venters

Accessed via its private road and situated at the head of the drive, Venters is a delightful semi-detached Grade II Listed hall house surrounded by beautiful gardens and grounds.

The earliest part of Venters is believed to date back to 1400. Venters is a very attractive property which the owners, who have lived here for over 25 years, have extended, adding notable amenities. The enhancements include complete re-decoration of the house, reconfiguring the kitchen, the addition of extra accommodation, tennis court, swimming pool, gym and garaging. The panelling has been re-blocked, and the main house re-roofed. All of the work has been done to a high standard and very sympathetically to preserve the history and architectural style of the house. Interesting period features can be found throughout the property including exposed beams, wide timber floorboards, leaded windows, original fireplaces and intricate detailing such as the carved Tudor roses in the principal rooms on the ground floor. Venters is a superb family home that enjoys the character of a historic property combined with the modern amenities required for family living in the country.

Venters is a beautifully presented property constructed of a timber frame with herringbone patterned brick under a tiled roof. The accommodation extends to over 6,000 sq ft, the space is well balanced between formal and informal living, with some impressive wood-panelled dining and reception rooms, ideal for entertaining, as well as less formal rooms.

The reception rooms are accessed off the stunning wood-panelled reception hall. The Mark Wilkinson designed kitchen is well equipped with a central work island, pantry, fitted appliances and an oil-fired Aga. Beyond the kitchen are the family room with french windows into the garden, utility room and wine cellar. The stairs next to the utility room lead up to the contemporary bedroom suite complete with bathroom, ideal for guests.

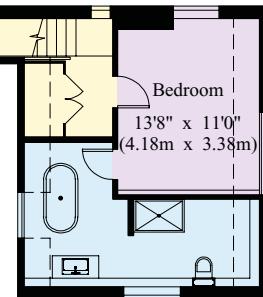
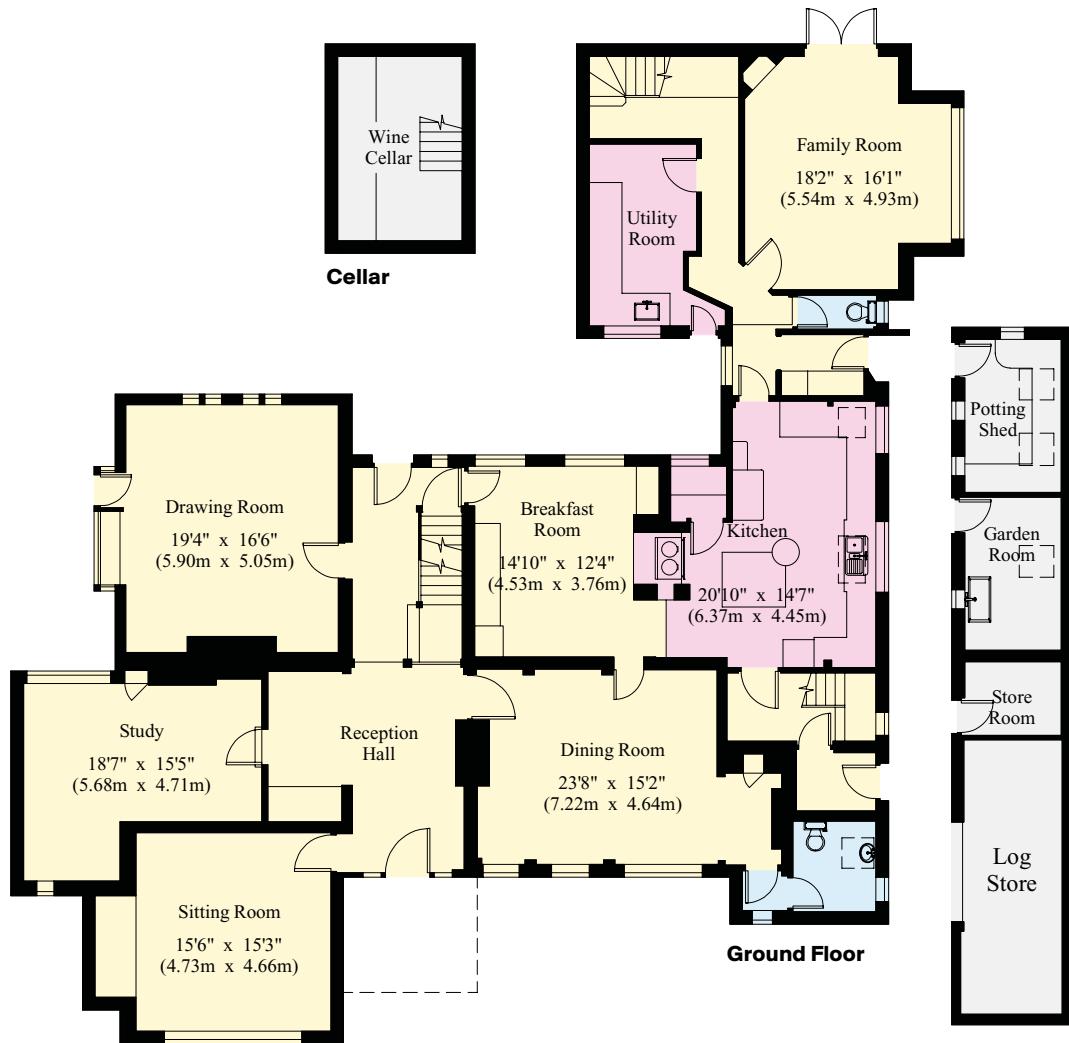




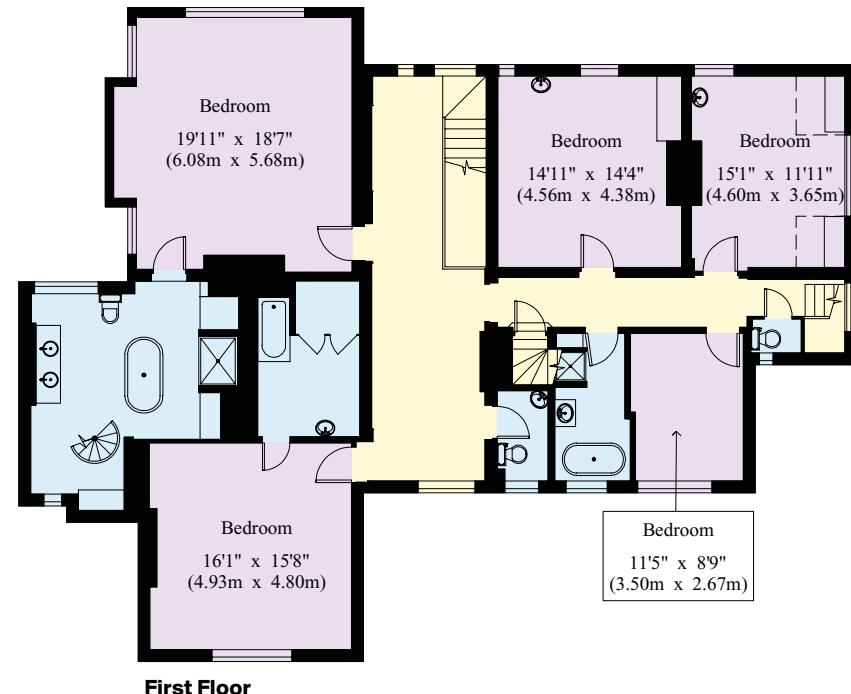
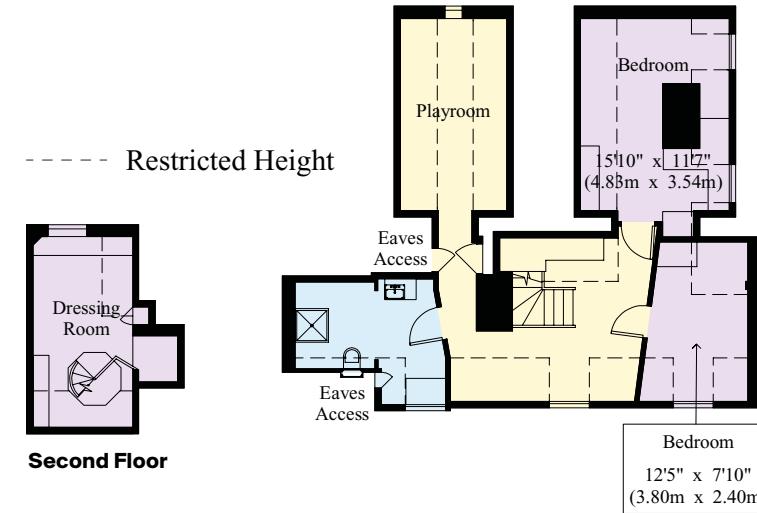
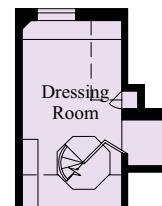
The first floor is well served with accommodation, with a generous principal bedroom suite complete with a bathroom from which a striking spiral staircase leads up to a dressing room. There are five further bedrooms on the first floor. The second floor provides versatile space, currently arranged with two bedrooms, bathroom and a playroom.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



----- Restricted Height



**Approximate Gross Internal Floor Area
6,464 sq ft / 600.6 sq m**

This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars

Gardens and Grounds

The gardens and grounds are exquisite and complement the house perfectly. The extremely well-maintained formal garden around the house extends to a further lawned area with many specimen trees, spectacular flower beds as well as a tennis court, swimming pool and glasshouse that benefit from all day sun. Additionally the gardens host an orchard and ancient bluebell woodland.





Venters has a number of useful outbuildings to offer. The gravel drive splits with one fork leading to a parking and turning area with access to the gym and games room. The second fork leads to extensive secure garaging with loft space above, a workshop and craft room.

To the north of the main house are more outbuildings including a potting shed, garden room, log store and general storage.

Services

Oil fired central heating, mains electricity and water. Private drainage and additional water supply. High speed internet.

Rights of way

There is a public footpath crossing the north-eastern corner of the property and along the driveway which has been re-routed to ensure minimal disruption. This is identified on the boundary plan as a dotted line.



Approximate Gross Internal Floor Area

Games Room/Gym: 417 sq ft / 38.8 sq m

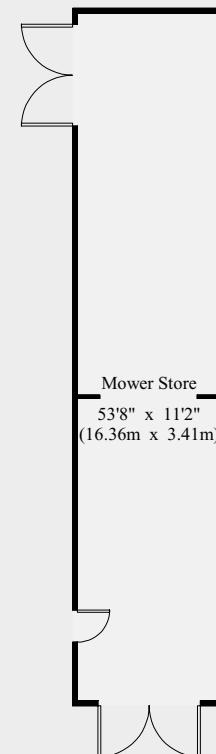
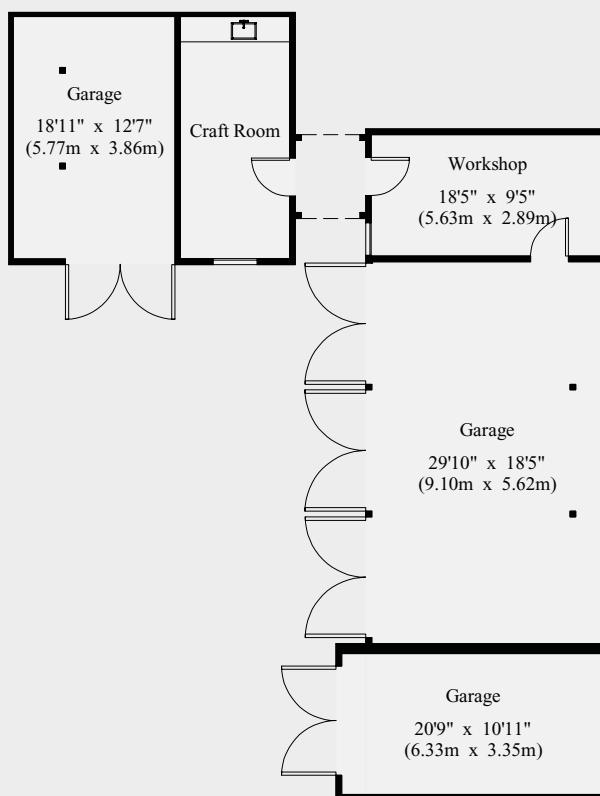
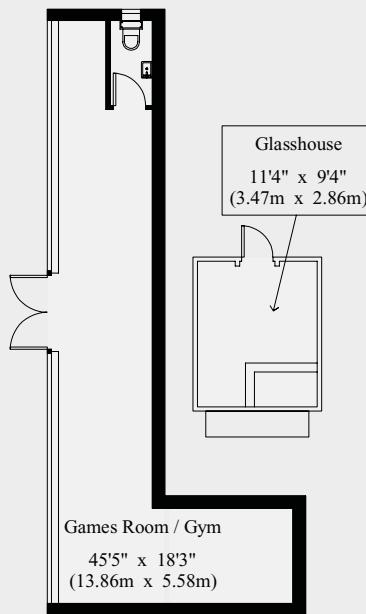
Glasshouse: 106 sq ft / 9.9 sq m

Garage Building: 1,432 sq ft / 132.2 sq m

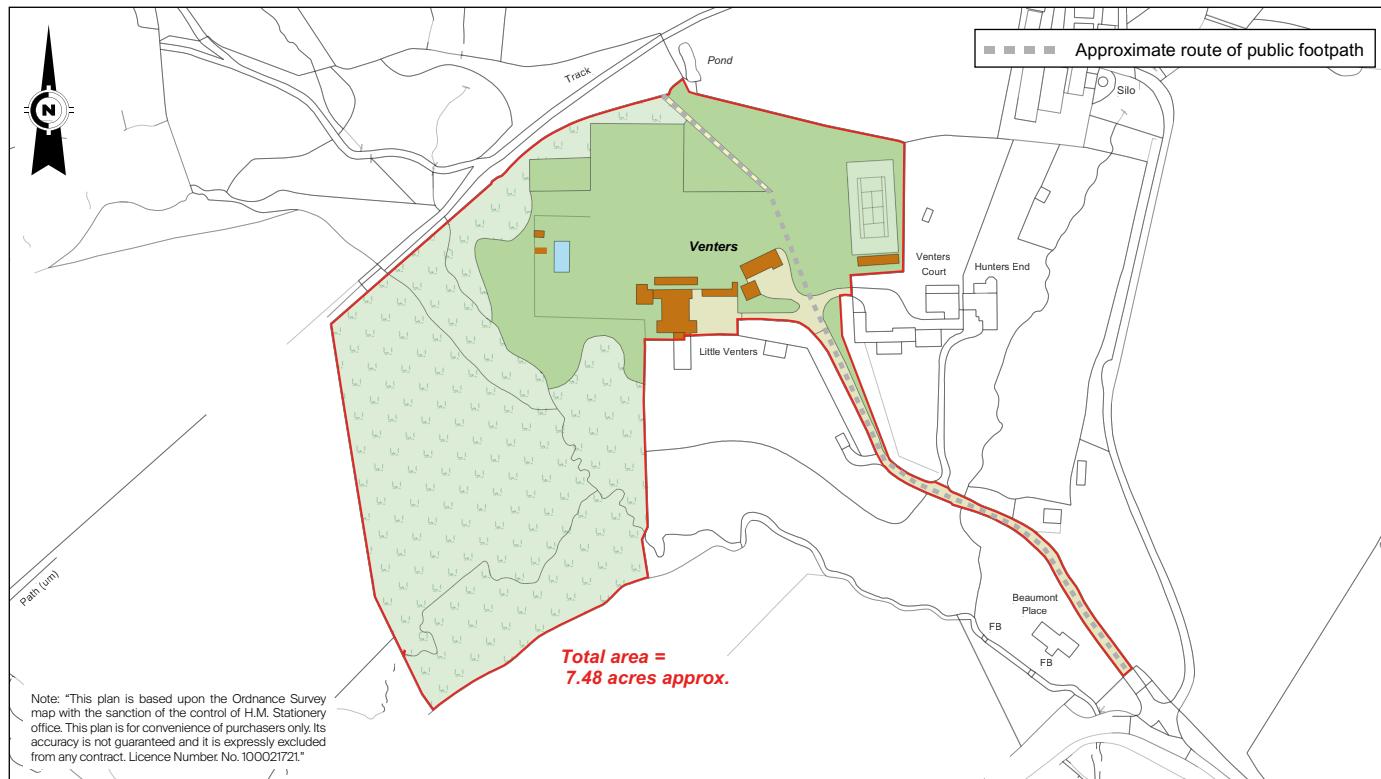
Mower Store: 600 sq ft / 55.8 sq m

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Directions – RH12 4RH

Heading South from Dorking on the A24. At the Capel Bypass roundabout take the 2nd exit onto Rusper Road, after 3.2 miles bear right onto High Street, after 0.5 miles turn left onto East Street, after 0.4 miles take the sharp left into Venters Lane. Venters can be found at the end of the lane on the left.

Viewing

Strictly by appointment only with the sole selling agents Knight Frank LLP.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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