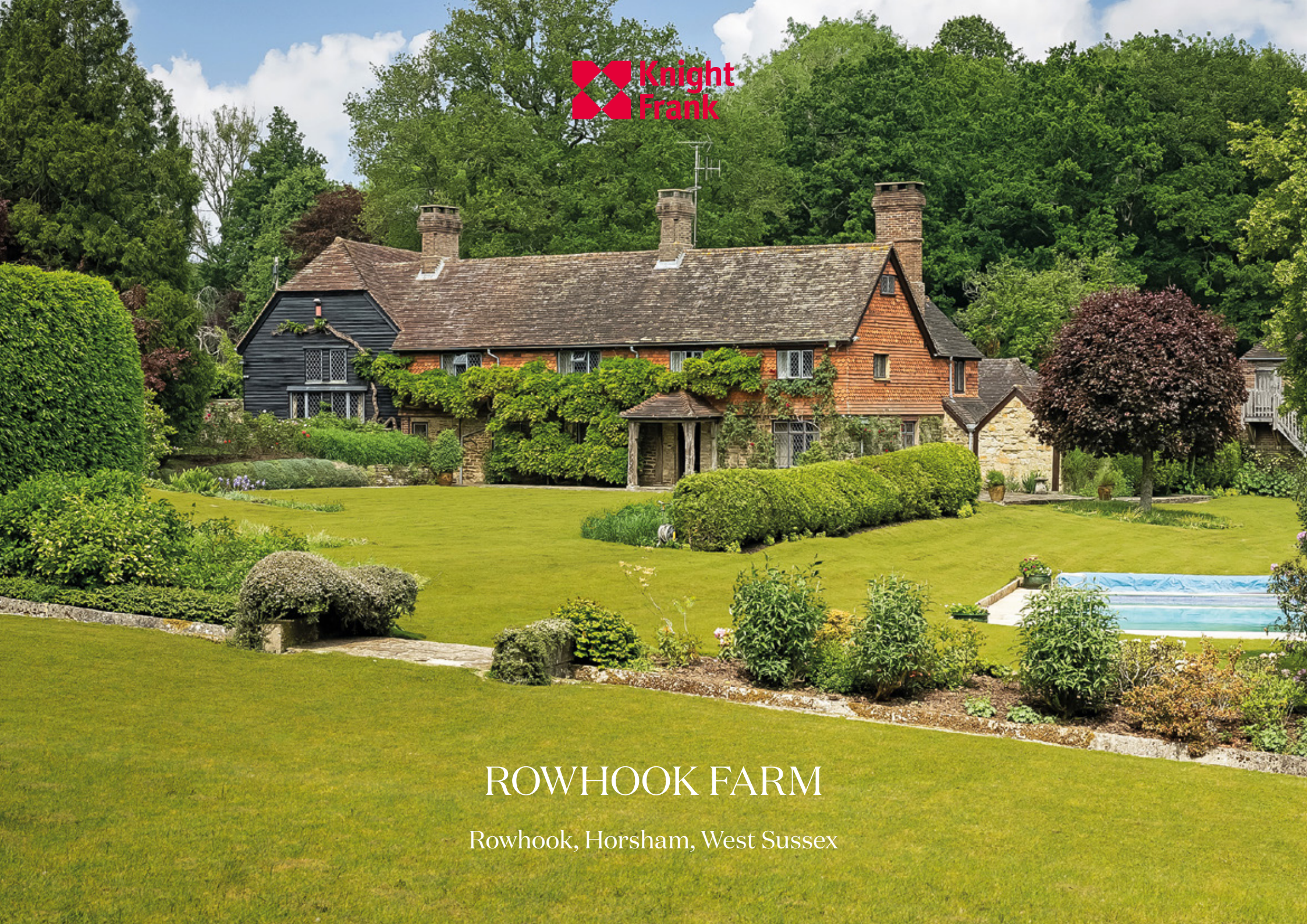


Knight Frank

ROWHOOK FARM

Rowhook, Horsham, West Sussex

A CHARMING TILE-HUNG WEST SUSSEX FARMHOUSE, SET IN OVER SEVEN ACRES

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Dining room | Drawing room | Sitting room | Morning room
Study | Bedroom | Bathroom | Guest cloakroom | Utility room | Coat room | Boiler room

First Floor: Principal bedroom | Four further bedrooms | Two bathrooms

Garden and Grounds: Expansive gardens and grounds | Covered loggia and summer dining area | Detached garage with studio space above | Swimming pool | Pool house | Several greenhouses | Tractor shed and storage

Annexe
Kitchen/reception room, bedroom and bathroom

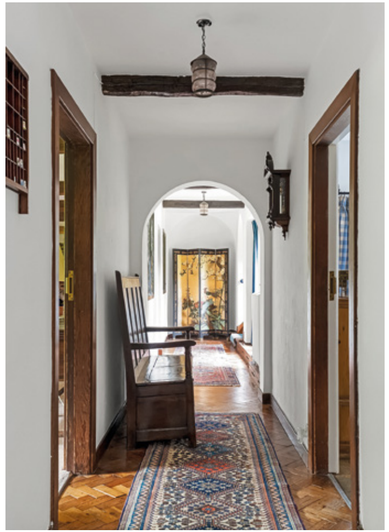
In all about 7.25 acres

Distances: Rudgwick village centre 3.7 miles, Horsham 5.5 miles, Cranleigh 6.3 miles, Central London 38.7 miles
Horsham station 5.5 miles (from 45 minutes to London Victoria), Dorking station 13.1 miles (from 57 minutes to London Waterloo)
Guildford mainline station 15.3 miles (from 37 minutes to London Waterloo)
M23 (Crawley) 11.3 miles, M25 (Junction 9) 19.1 miles
Heathrow Airport 37.7 miles, Gatwick Airport 16.2 miles
(All distances and times are approximate)

SITUATION

Rowhook Farm is situated near to the charming hamlet of Rowhook. Nearby Rudgwick provides shopping for day to day needs whilst more extensive facilities are available in Horsham and Cranleigh.

There are many schools within the area including Farlington in Horsham, Cranleigh School, Charterhouse and Prior's Field in Godalming and St Catherine's in Bramley. In addition, there are excellent sporting facilities in the area including golf at Slinfold Park and the West Sussex in Pulborough, polo at Cowdray Park, Midhurst and sailing on the south coast. The property is surrounded by acres of open countryside ideal for walking, riding and cycling. The excellent local road network provides access to Horsham to the east and Guildford to the north, whilst the A24 and A3 provide access to the M25 National motorway network and the international airports of Heathrow and Gatwick. Fast train services run from Horsham to London Victoria taking 45 minutes.



ROWHOOK FARM

Rowhook Farm is a charming, tile-hung family home in West Sussex, dating back to the 15th century. Rich in character, the property showcases beautiful period features including original beams, striking fireplaces, and classic Crittall windows. While the home has been lovingly maintained by our clients, it offers incoming purchasers an exciting opportunity to upgrade and personalise in places.

The ground floor is exceptionally spacious, comprising four reception rooms, a kitchen/breakfast room, study, guest bedroom, and family bathroom. A wonderful feature of the property is the converted barn which enjoys an impressive vaulted ceiling and a large inglenook fireplace, creating a wonderful place for entertaining.

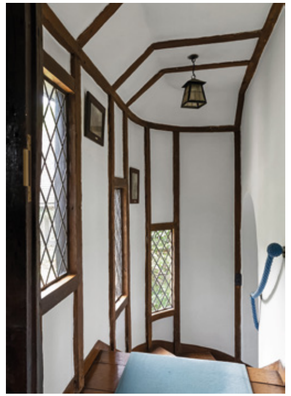
Upstairs, the principal bedroom enjoys an en suite bathroom and delightful views over the stunning gardens. There are four further bedrooms and an additional family bathroom, providing ample accommodation for family and guests.

GARDEN AND GROUNDS

The gardens at Rowhook Farm are a truly exceptional feature of the property, beautifully landscaped and thoughtfully designed throughout. At the front of the house, a picturesque pond is framed by an array of mature and specimen plants, complemented by a charming rockery.

A well-established rose garden adds colour and fragrance, while elegant wisteria gracefully wraps around one side of the house, enhancing its timeless appeal.

Beyond a neat beech hedge lies the swimming pool, complete with a surrounding terrace, summer house, and a tennis court, perfect for leisure and entertaining.



Ground Floor

First Floor

Approximate Gross Internal Area
445.1 sqm / 4791 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

The grounds extend to over 7 acres and are bordered by mature trees, creating a wonderful sense of privacy. Within the immediate gardens, immaculate flower beds are planted with a variety of beautiful plants and blooms, offering year-round interest.

OUTBUILDINGS

The original garage has been thoughtfully reimagined and architecturally designed to create a stylish one-bedroom annexe. The ground floor features a well-planned kitchen/reception room and a family bathroom, while the mezzanine level provides a charming bedroom space.

Adjacent to the driveway, our clients have added an impressive oak-framed, four-bay garage, two bays open and two enclosed, offering excellent parking and storage. Above the garage, a versatile studio space provides further accommodation or the perfect spot for a home office.

Approximate Gross Internal Area
205.7 sq m / 2214 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

HISTORY

Rowhook Farm was originally a stone-built farmhouse with a separate barn and cart shed, constructed in the 15th century. A stone inset in the wall bears the date 1625.

The Roman road, Stane Street, is believed to have originally passed through what is now the kitchen of the house (as shown on Ordnance Survey maps).

The pond is thought to have been a natural watering hole dating back to Roman times and is fed by a natural spring.

The property was later updated by joining the farmhouse to the barn and cart shed during the ownership of Lady Malcolm, who introduced Art Nouveau features such as fireplaces, archways, and an attractive turret staircase.

The cart shed was incorporated into the barn, creating a loggia paved with 15th-century flagstones and stone steps leading to the garden and barn.

The pond was also landscaped using large stones to secure the banks, creating a substantial feature. Surrounding the pond is a collection of rare and attractive trees and shrubs, adding further interest to the setting.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water and electricity, private drainage, and oil fired central heating.

Local Authority: Horsham District Council: 01403 215100

Council Tax: Band H

Energy Performance Certificate: Rating F

Tenure: Freehold

Directions
Postcode: RH12 3PY
What3words: ///pitchers.inventors.among

Viewings: Viewing is strictly by appointment through Knight Frank.

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