

Pipers Croft, Rudgwick, Horsham, Surrey





A stunning cottage with amazing gardens and grounds, swimming pool and ancillary accommodation.

Summary of accommodation

Main House

Ground Floor: Sitting/dining room | Reception room
Kitchen | Utility room | Ground floor bedroom with ensuite

First Floor: Principal bedroom with en suite bathroom and dressing area | Bedroom with en suite bathroom

Pool House

Kitchen | Shower room | Reception room | Store | Plant room

Garden and Grounds

Swimming pool | Double garage | Garden office/studio
Greenhouse | Garden store | Summer house | Shed
Gardens | Vegetable Garden | Paddock

In all about 1.49 acres



**Knight
Frank**

Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE
knightfrank.co.uk

James Grillo
01483 565171
james.grillo@knightfrank.com

Situation

Pipers Croft is situated in a charming village setting, in its delightful gardens with a paddock beyond. The nearby village of 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 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.

Distances

Rudgwick 2 miles, Cranleigh 3.8 miles, Horsham 8.2 miles (from 56 minutes to London Victoria), Dorking 12.1 miles (from 57 minutes to London Waterloo), Guildford 13.2 miles (from 37 minutes to London Waterloo), Central London 37 miles.

M23 (Crawley) 17.7 miles, M25 (Junction 9) 18.4 miles

Heathrow Airport 30.5 miles, Gatwick Airport 17.5 miles

(Distances and times approximate)

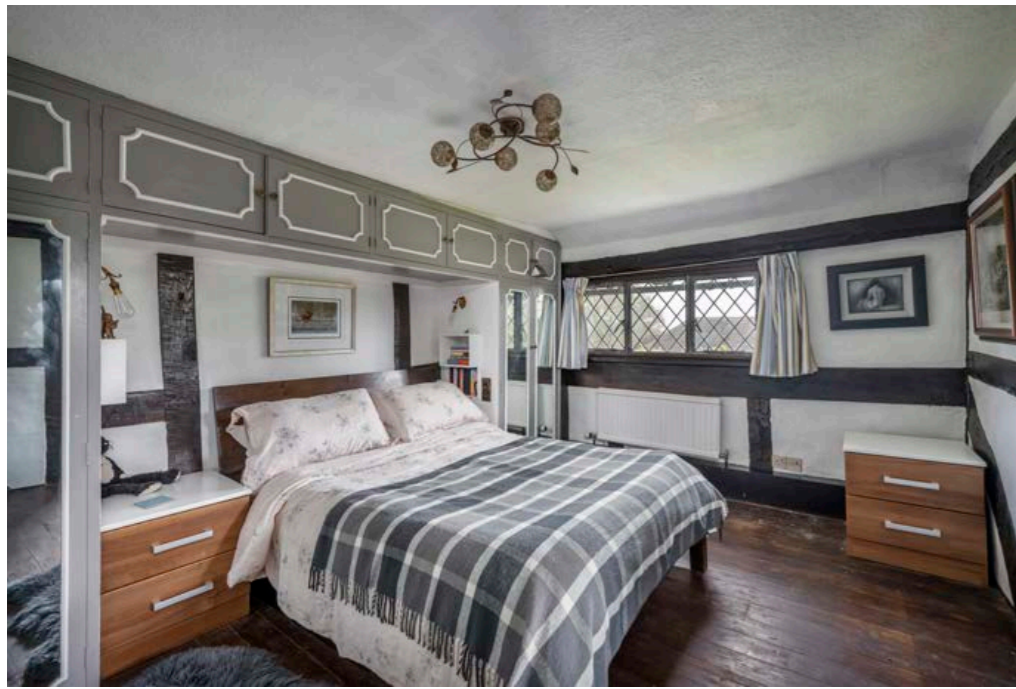


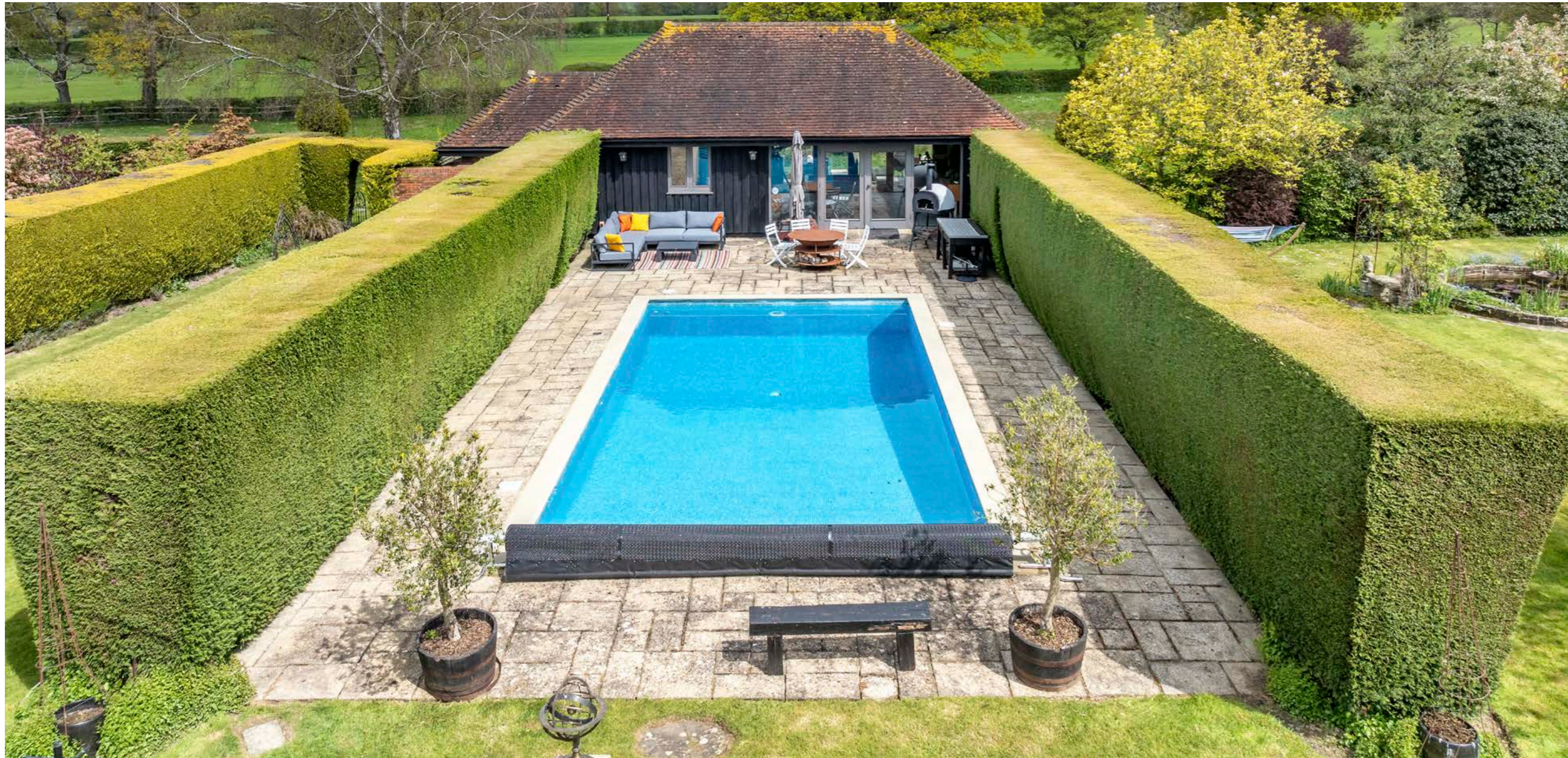
Pipers Croft

Pipers Croft is a beautiful timber framed 17th century cottage Listed Grade II with an amazing Horsham stone roof. The extensive accommodation provides formal and informal spaces over two floors and a linked annex. The spectacular sitting/dining room has an immense inglenook fireplace with brick beehive chimney and wood burner, there is an additional reception room beyond this and charming kitchen with direct access to the utility room and garden hall, beyond which is the third bedroom suite/annex with ensuite shower room.

There are two generous bedroom suites both with ensuite bathrooms on the first floor, the principal bedroom also has a dressing area.







Garden and Grounds

The gardens benefit from sweeping lawns interspersed with a variety of specimen shrubs and fruit trees partially surrounded by borders and flower beds as well as a series of mature hedges compartmentalising various areas of the garden. including a swimming pool and vegetable garden.

Between the house and the pool house enclosed by a mature hedge is a superb swimming pool, to one side of the pool house is a hot tub.

Outbuildings

Within the swimming pool area is a brilliant Pool House with reception room, kitchen, cloak room, shower room and store as well as the plant room. To the front of the house is an amazing contemporary garden office/studio. Elsewhere are a series of useful garden sheds and stores, a summer house and a greenhouse. Adjacent to the house is a double garage which subject to the necessary consents might be incorporated into the house to provide additional living accommodation.



Approximate Gross Internal Floor Area

Main House: 1,828 sq.ft / 169.81 sq.m

Garage: 462 sq.ft / 42.89 sq.m

Outbuildings: 1,218 sq.ft / 113.19 sq.m

Total: 3,508 sq.ft / 325.89 sq.m



Property Information

Tenure: Freehold.

Services: House - mains water, electricity, gas and drainage. Fibre to the door.

Pool and pool house – oil heating.

Local Authority & Council Tax Band:
Waverley Borough Council. 01483 523 333.
Band G

Postcode: RH12 3AW

What3words: ///mango.seashell.toffee

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



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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