



BY DESIGN



The Grange

Haven Road, Rudgwick, Horsham West Sussex, RH12 3JG

The Grange

Set behind electric sliding gates within a generous and secluded plot, The Grange is a striking bespoke residence, completed in 2018 and ideally located close to the Surrey border.

Designed to impress at every turn, the property showcases timeless red-brick and tile-hung elevations, set within a secluded plot of just over a quarter of an acre. The house itself extends to over 4,000 sq ft of accommodation arranged across four floors, with additional outbuildings including a garage, summer house and car port, all complementing a lifestyle that balances elegant design with contemporary family living. A comprehensive, hi-tech, 'future-proofed' specification runs throughout the house and outbuildings with, for example, every room being fully wired for high-speed internet connectivity, and with the provision of First Class security facilities for enduring peace of mind.

The ground floor is designed with both entertaining and everyday living in mind, featuring a wonderfully open flow between reception areas. Expanses of bi-fold doors flood the space with natural light while seamlessly connecting the interior to the garden beyond. The sitting room, centred around a striking fireplace with log burner, provides a warm and inviting focal point and opens through glazed folding doors to the dining area, creating the perfect setting for relaxed gatherings. The kitchen is both stylish and functional, fitted with contemporary cabinetry, stone worktops and a central island with breakfast bar, wine storage and cooler. A butler's sink and quality finishes complete this impressive space, all unified by elegant ceramic flooring.



7 Bedrooms



6 Bathrooms



Double Carport, Garage
& Gated Driveway



4352
sqft



Upper & Lower floors

A bespoke staircase of wood and glass rises through the home, linking all four levels. The lower ground floor offers superb flexibility, including two bedrooms, one en suite, a shower room, kitchenette and plant room, alongside a professionally designed cinema room, fully equipped to a high specification.

The first floor hosts four bedrooms, including the principal suite with bi-fold doors opening onto a generous balcony, a walk-in wardrobe and a sleek en suite. A further bedroom occupies the top floor, enjoying a private, tucked-away position with its own adjacent shower room.





Outside

Externally, electric gates open onto a sweeping gravel driveway, providing ample parking and access to the double car port and garage. The gardens are just over a quarter of an acre and have been thoughtfully landscaped, with paved terraces, raised brick planters and well-stocked borders framing a central lawn. A charming garden room sits tucked into one corner, offering a peaceful retreat throughout the seasons, while an elevated terrace provides a wonderful vantage point with views across the surrounding countryside.



Location

The picturesque village of Rudgwick offers an excellent range of everyday amenities, with local favourites including The Fox Pub, Firebird Brewing Co. and The Milk Churn. Nearby Cranleigh and Billingshurst provide further facilities, while Horsham, Dorking and Guildford offer excellent rail links to London. Horsham further enhances the offering with an eclectic mix of high street and independent shops, cafés and restaurants, including a John Lewis. The area is renowned for its schooling, with Pennthorpe School just over a five-minute walk away, alongside Farlington School, Cranleigh School and Charterhouse School. There is easy access to the Downs Link which provides superb walking and cycling, while the M25 motorway, Gatwick Airport and Heathrow Airport ensure excellent connectivity.



The Grange, RH12

Approximate Gross Internal Area = 371.9 sq m / 4004 sq ft
 Approximate Outbuildings Internal Area = 32.3 sq m / 348 sq ft
 Approximate Total Internal Area = 404.2 sq m / 4352 sq ft
 (excludes restricted head height, carport & terrace)



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



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National audience

local knowledge