



**THE WATER TOWER GUILDFORD ROAD, RUDGWICK, HORSHAM RH12 3JD**

A 4 bed detached property which is totally unique and different. The property is superbly set lying well off the road surrounded by nature. The property has direct access to a public bridleway at the end of the garden leading to the Surrey/Sussex border path and the South Downs Link path. Ideal for dog walkers, cyclists or those looking for a walk or run in the Sussex countryside. Built in 1911 as an Edwardian water tower to the Swaynes Estate and converted for residential use in 1996, The Water Tower, which has a great garden and parking, has been superbly refurbished and extended by the present owner. The lovely large garden is a delight to behold.

Entrance Hall ■ Sitting Room/Dining Area with wood burning stove ■ Study ■ Kitchen ■ 4 Bedrooms ■ 2 Bathrooms ■ Secluded garden extends in all to about three quarters of an acre ■ Oak framed Barn Building with car port, sauna and storage ■ Oak framed Office/Garden Room ■ Driveway with car parking and turning

**PRICE: GUIDE PRICE £1,125,000 FREEHOLD**



## SITUATION

The Water Tower is positioned on the south eastern side of Rudgwick village just outside the settlement area boundary within a Countryside setting on an old farming estate encompassing half dozen low density original and converted houses in large plots.

This is a quiet and secluded position with dark skies at night. There is immediate access to a public bridleway at the end of the garden leading directly into the Surrey/Sussex border path and the Downs Link with an almost unbroken route down to Shoreham to the south intersecting with the South Downs Way and Guildford to the north with the North Downs Way.

A perfect arrangement for cyclists, walkers and those with dogs who wish to spend endless hours searching and selecting different routes to walk or cycle around the delightful surrounding open Sussex countryside.

Road links are very good for such a semi-rural position with Guildford town centre (and the A3) 25 minutes away, Horsham town centre 15 minutes away and the M23 approximately 15 minutes away at junction 11.

The nearest rail stations are at Warnham just to the north east as well as Horsham itself. Local London based rail users often bypass Horsham and use stations closer to Crawley.

## DIRECTIONS

The property is just outside the south eastern edge of the village of Rudgwick which is on the Sussex/Surrey border

From Horsham – take the A281 Guildford Road west to Guildford crossing both the A24 and A29. After about 1 mile look for Smithers Farm on your right hand side. Around 100 m beyond Smithers Farm is a farm track on the right hand side just past a few large houses fronting Guildford Road on its left side. Proceed down the farm track taking the left hand fork and The Water Tower can be found a little further along the track.

From Guildford – take the A281 Horsham Road south to Horsham. Proceed through the village of Bucks Green and past a turning to the village of Rudgwick on the left hand side. Stay on the A281 and proceed out past the national speed limit sign and just after look for a house called Swaynes on the left hand side. Proceed on for another 50 m along the Guildford Road and take the next left hand turn down a track. Take the left hand fork and The Water Tower can be found a little further along the track. In car Sat Nav’s will generally lead you to the main track.

Alternatively park your car in Rudgwick village along Station Road or in nearby roads and walk to the Downs Link path at the bottom of Station Road. Take the path to the south to the Guildford Road before turning back on yourself and walking up Bowcroft Lane to the east. After about 5 minutes you will come to a track intersection. The Water Tower is a short distance down the right hand track on the right hand side.

## GROUND FLOOR

### ENTRANCE HALL

10' 11" x 6' 9" (3.33m x 2.06m) LED down lighting, sealed unit double glazed window to the front, hatch to a loft storage area with access ladder, power, laminate boarding and roof lights, door leads into the lounge/dining room and study.

## STUDY



10' 11" x 8' 0" (3.33m x 2.44m) a triple aspect with three sealed unit double glazed windows.

## SITTING ROOM/DINING AREA



25' 5" x 11' 9" (7.75m x 3.58m) a room with a part vaulted ceiling, sealed unit double glazed cathedral like windows to the front, sealed unit double glazed multi paned windows which wrap round front and side, chimney breast with a fireplace with exposed brickwork, oak bressumer, fitted wood burning stove, raised stone hearth, LED down lighting, hatch to a loft storage area, thermostat control for the central heating, doors lead into the kitchen and into bedroom 2.

## BEDROOM 2

13' 3" x 11' 9" (4.04m x 3.58m) a triple aspect room with sealed unit double glazed double doors leading into the garden and two sealed unit double glazed windows.

## KITCHEN



13' 10" x 7' 7" (4.22m x 2.31m) a range of soft closing ground and wall cupboards, granite worktops with a granite back trim, butler sink with mixer tap, cupboard under, cupboard with space for a washing machine, built in fridge, built in freezer, drawer, multi paned glazed fronted display cupboard with glass shelves and lighting, pull out cupboard with racks, Neff 4 ring electric hob with granite splash back, oven under, sealed unit double glazed multi paned window to the side, LED down lighting, tiled floor, radiator, wine housing, dresser type area with granite worktop, plate rack and cupboards, stable door leads into the garden, door leads into the inner hall.

## INNER HALL

6' 0" max including stairs x 5' 8" (1.83m x 1.73m) sealed unit double glazed multi paned window to the rear, under stairs storage area, stairs lead up to the first floor, door leads into the bathroom.

## BATHROOM

8' x 5' 11" (2.44m x 1.80m) panelled bath with mixer tap and hand shower attachment, wash hand basin with mixer tap set into the alcove, splash back tiling, granite shelf below, low level wc, sealed unit double glazed multi paned window to the side, LED down lighting, extractor, tubular heated towel rail, tiled floor.

## FIRST FLOOR

### LANDING

9' 2" including stairs x 5' 7" including stairs (2.79m x 1.70m) stairs lead up to the second floor, sealed unit double glazed multi paned window to the rear, LED lighting, doors lead into the shower room and bedrooms 3 & 4.

### BEDROOM 3

7' 10" x 7' 3" (2.39m x 2.21m) sealed unit double glazed multi paned window to the side, wall light point.

### BEDROOM 4

7' 4" x 6' 2" (2.24m x 1.88m) sealed unit double glazed multi paned window to the side, wall light.

## SHOWER ROOM

6' 1" x 4' 9" (1.85m x 1.45m) fully tiled walls with Mira thermostatic wall shower, tubular heated towel rail, down lighting, low level wc with concealed cistern, wash hand basin with mixer tap and cupboard under, sealed unit double glazed multi paned window to the side, shaver point.

## SECOND FLOOR

### LANDING

2' 9" x 1' 9" (0.84m x 0.53m) wall light, opening leads through to bedroom 1.

### BEDROOM 1

13' 3" x 13' 1" (4.04m x 3.99m) a room with a vaulted ceiling and partly dormered, built in wardrobe cupboard, built in shelved eaves cupboards, display plinth, two wall lights, sealed unit double glazed multi paned windows to the both sides.

## OUTSIDE

## GARDEN & GROUNDS

The delightful garden and grounds provide absolute privacy and seclusion and extend in all to about three quarters of an acre. The garden has been well thought out and lovingly cared for and stocked by the present owner. There is an abundance of specimen trees, flowering...established boundaries with an eclectic and colourful mix of both evergreen and deciduous hedging plants, areas of lawn, pergola arch clad with roses, compost enclosure, pond, a circular Hornbeam hedge with central walk through arch topped with roses, a small stand of mature Oak woodland with meandering path behind the garage, further areas of lawn and varied shrubs and bushes. There are also a number of other mature Oak trees within the plot.

A garden shed 12' x 8' with window, a greenhouse, summerhouse 8' x 8', oil storage tank, an external oil fired boiler serving the central heating and hot water which is housed within a custom made enclosure, outside water tap.

A pair of 5 bar gates open to a gravel car parking and turning area.

## OAK FRAMED BARN BUILDING WITH CAR PORT, STORAGE & SAUNA

The car port measures about 16' 4" x 9' 3" has light and is vaulted to the rafters, an internal door leads through to the sauna and storage area which measures about 16' 4" x 9' 4" with light and power, double doors, a ladder leads up to a storage mezzanine floor which has light.

## OAK FRAMED OFFICE/GARDEN ROOM

15' 7" x 11' 6" (4.75m x 3.51m) vaulted ceiling with exposed oak beams, sealed unit double glazed multi paned windows to the front and side, light and power.

## SERVICES

There is mains water and electricity. Klargestert treatment sewage system, modern oil tank for oil boiler.

## COUNCIL TAX

Rated Band E. £2,843.43 payable 2025/2026.

## ACCESS ROAD/TRACK

We understand the vendor has a vehicular right of way over the first part of the access track leading to the property. The vendor then owns the land encompassing the access track running the full length of the plot. There are two houses that have a vehicular right of way over the Vendor's track. A public bridleway (Bowcroft Lane) crosses the far end of the Vendor's access track.

## ESTATE AGENTS ACT 1979

John Kingston Estate Agents declare that in compliance with the above Act, a member of staff is related to the vendor.