

WANFORD MILL

RUDGWICK, WEST SUSSEX







Wanford Mill

Rudgwick, West Sussex

A delightful grade II listed former water mill with mill pond and separate converted barn, situated in an idyllic rural location on the banks of the River Arun

Summary of accommodation

6 Bedrooms, 3 Bath/Shower Rooms, Entrance Hall, Cloakroom, Kitchen/Breakfast Room with Aga, Utility Room, Drawing Room, Dining Room, Study, Detached Converted Barn with fitted kitchen and Shower Room, providing Ancillary Accommodation, Double Garage with Extensive Loft Storage, Gardens with Greenhouse, Stable Block, Floodlit Grounds, Mill Pond and River Frontage

In all about 2.4 acres

Cranleigh 5 miles, Billingshurst 5 miles, Horsham 7 miles, Guildford 14 miles, Gatwick Airport 22 miles, London 44 miles



Beyond your expectations

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Situation

Wanford Mill is situated in a beautiful rural setting on the edge of the hamlet of Bucks Green and less than one mile to the south of the village of Rudgwick which provides local amenities including shops, doctor, dentist, village inn and church. The property is set amidst beautiful countryside, a short distance from the Surrey/West Sussex border. The villages of Cranleigh and Billingshurst are each within 5 miles and provide excellent facilities whilst the larger centres of Horsham and Guildford are about 7 miles and 14 miles respectively. From Horsham there is a main line rail service to London Victoria (from 52 minutes) and from Guildford to London Waterloo (from 37 minutes). There are excellent sporting and recreational facilities in the area including golf at The West Sussex (near Pulborough), The West Surrey (near Milford), Wildwood (Alfold), Slinfold, Cranleigh and Rookwood (Horsham), racing at Goodwood and Polo at Hurtwood Park and Cowdray Park. Over the surrounding countryside there are many miles of beautiful walks and rides including the nearby Downs Link bridleway. Within a short distance there are excellent schools including village schools, Penntorpe (Rudgwick), Farlington, Cranleigh, St. Catherine's (Bramley) and Charterhouse at Godalming.

Description

Wanford Mill is a delightful former water mill listed as being of 16th century origin with elevations of brick, part weather boarded under a tiled roof. The property was a working mill until shortly before the Second World War and was then converted to a private dwelling. The conversion has created a home of considerable character and comfort with all rooms enjoying delightful views over the Mill pond, river and open pastureland beyond.



Throughout the rooms are well proportioned with good ceiling heights and many features including exposed timbers, traditional Sussex oak door latches and parts of the original workings of the mill have been retained. On the ground floor is a spacious entrance hall; cloakroom; fitted kitchen/breakfast room with solid oak units, built in appliances and a mains gas fired Aga; dining room and a triple aspect sitting room with a wood burning stove. On the first floor there are 4 bedrooms, shower room and bathroom including a triple aspect master suite and above are 2 further bedrooms, bathroom and a study.

Set within the grounds there is a detached period barn which has recently been extensively refurbished and offers excellent ancillary facilities for the Mill House. The barn provides guest/additional family accommodation comprising a spacious open plan vaulted reception room with a large south facing picture window, a well appointed kitchen, shower and utility rooms on the ground floor and a bedroom and store rooms above.



Gardens

From the Haven Road a long private drive passes Wanford House and then continues through double five bar gates to a parking area adjacent to the front entrance of Wanford Mill. The Mill is set well within its land and lying to the south is a secluded mature formal garden with areas of lawn, deep well stocked herbaceous beds and a variety of established flowering shrubs and fruit trees. Within the garden there is a pergola with climbing shrubs, an Italian-style fountain and a vine. To one side is a greenhouse with adjoining cold frames and a fruit cage and to the other side a range of timber stables/storage comprising 2 stables and a tack room.

Adjoining the Mill House there is a brick terrace creating a delightful entertaining area overlooking the river with the benefit of fishing rights. The mill race extends under the Mill House opening into a large mill pond and then into the leat beyond. Between the mill pond and the river there is a large area of lawn extending from the Mill House and forming an island which is inset with a number of fine mature trees and leading to an open area of pasture with a field shelter to one side. In all the gardens and grounds extend to about 2.4 acres.

Included in the sale are detailed plans from a specialist company for the installation of a hydro-electric generator with the potential to produce some 15kW continuously and correspondingly, significant revenue generation.

Viewing

Strictly by appointment with the vendors' agents - Hamptons International 01403 211766

Postal address

Wanford Mill, Haven Road, Rudgwick, Horsham, West Sussex. RH12 3JG

Local Authority

Horsham District Council. Tel. 01403 215100

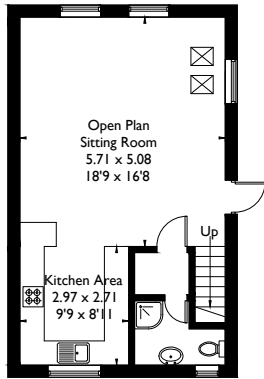
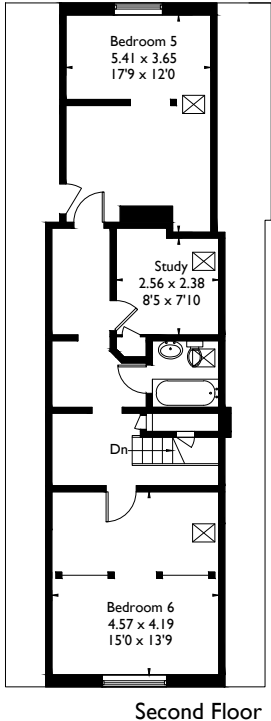
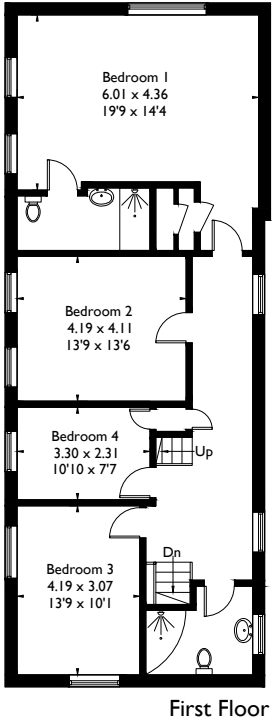
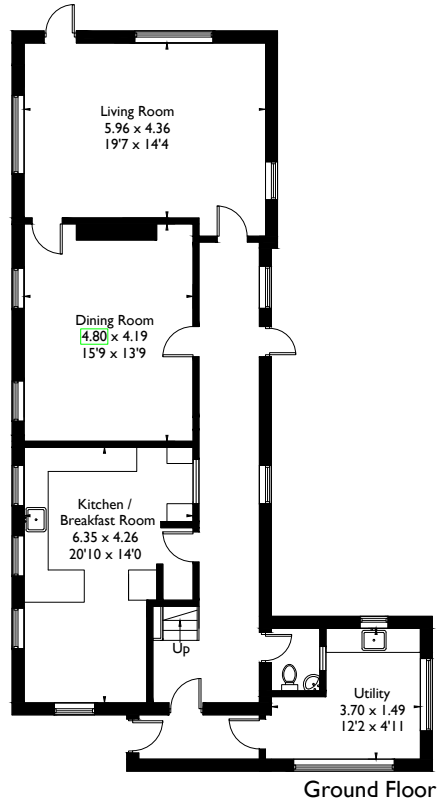
Directions

From Guildford proceed towards Horsham on the A281. At Bucks Green continue past The Fox Inn and the right hand turning to Loxwood and then take the next turning on the right signposted to The Haven. Proceed for a short distance and then after crossing the bridge over the river Arun, turn left into the drive leading to Wanford Mill.

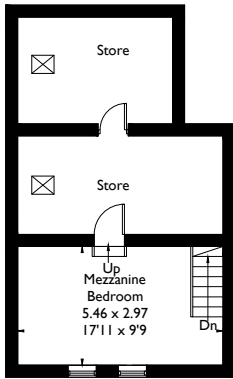


Haven Road Rudgwick Horsham

Approximate Gross Internal Area = 275.6 sq m / 2966 sq ft
The Barn = 88.7 sq m / 955 sq ft
Total = 364.3 sq m / 3921 sq ft



The Barn Ground Floor
(Not Shown In Actual Location / Orientation)



The Barn First Floor

Illustration for identification purposes only. Not to scale
Ref: 181318

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

