



Faygate Lane, Ruper, Horsham, RH12 4RF.
Offers in Excess of £1,500,000 Freehold

MARTIN&CO

- Countryside Charm
- Over 2500 sq Ft Main Home
- Large Storage Barn/Workshop
- West Facing Grounds in total just over 2.3 acres
- Heated Pool and Pool House
- Luxury Ensuites and Bathroom
- Further Potential subject to planning
- Office and Games Room
- Gated Driveway
- EPC D
- Adjoining Field with Gated Access



This rural family home has been skilfully extended and designed to provide a contemporary living space that fully enjoys its countryside surrounds. With outbuildings, storage/barn and workshop with separate office and large games room this home will appeal to those purchasers looking for seclusion yet convenient for local amenities and the main towns of Horsham and Crawley within easy reach.

On the ground floor the accommodation has been transformed to provide large open living areas, all with glorious garden views.

A storm porch brings you into the main hallway, in turn giving access through to the double aspect study/media room. There is a useful cloakroom wc off the hallway.

As you walk through you are greeted by a 21ft dining room, enough space for a huge dining table, perfect for entertaining guests or family, this in turn leads into impressive sitting room with feature chimney breast and



inset wood burner. Double doors take you through the conservatory that fully enjoys the garden vista and pool area.

The well fitted kitchen/breakfast room is at the rear of the house with lovely garden views and leads through to the utility room and rear lobby, for those with dogs and children, ideal for cleaning off before entering the main home.

Moving to the first floor the design comes into its own with each suite having ensuite facilities and garden views.

The double aspect main bedroom having a large dressing room and ensuite bathroom, the second suite also having a double aspect and ensuite shower room, the two further bedrooms are large double rooms with a contemporary styled family bathroom between the two rooms.

Outside

One of the most impressive features of this home are the grounds, being mainly a Westerly aspect you are spoilt by views towards open countryside and each part of the gardens has its own unique feel be it the large expanse of lawns at the rear, the coffee terrace by the conservatory or the discreet pool area with diving pool and pool room with shower and wc.

The heating for the pool provided via a ground source heat pump- untested.

There is a charming orchard, mature trees and landscaping bordering the whole grounds with a small stream along the boundary, all in all a delightful setting.

On the East side of the grounds those who need a barn/workshop will be delighted , with 3 phase power, light, air conditioning/heating this is a space having many uses and we feel this will be a huge attraction. Adjoining the barn there is a useful office, formally

stabling but converted now with power and light. The old three bay garage has been converted into a huge games room with further potential for annexe use if required. (subject to planning consents)

On the West side of the property is a separate field of about 1 acre with its own gated access, this has many uses and is currently a dog walking field.

Location

The property sits in an enviable semi rural position surrounded by countryside being just South of Ruster village (1 mile) which enjoys the quintessential feel of an English village with local pubs, a shop, church and village primary school.

Further south is Faygate village with a shop, station and public house, the recently open M & S BP petrol station at Faygate roundabout also offering amenities.

The nearest town is Horsham, a historic market town



that provides extensive shopping facilities, restaurants and entertainment and Crawley/Gatwick sits just to the North.

Material Facts

Price: Offers Over £1,500,000

Tenure: Freehold

Council Tax Band: Band G

Horsham District Council

EPC Rating D

Property Type: Detached house

Mains Services: Electricity/Water

Private Drainage

Heating Type: Oil Fired Heating

Broadband information:

Between 18 Mbps and 36 Mbps

Fibre to the cabinet

Mobile Coverage:

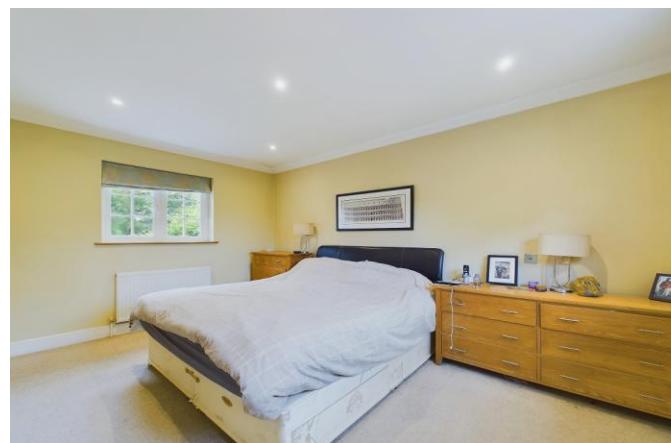
Good with O2 and Average with other providers

Parking Type:

Detached large barn and gated driveway for numerous vehicles

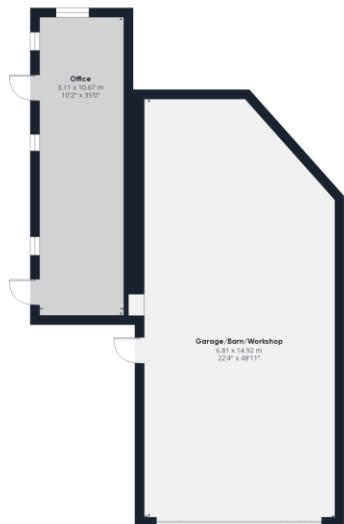
Flood/Erosion Risk: None

Surface Water Flooding Low Risk






Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

Ground Floor Building 3

Approximate total area⁽¹⁾

413.03 m²

4445.82 ft²
Reduced headroom

0.63 m²

6.78 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

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