



TITTLESFOLD CROFT

The Haven, Nr Rudgwick, RH14 9BG



HILL CLEMENTS



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The Haven, Nr Rudgwick,
Sussex, RH14 9BG

A brand-new detached barn style home, finished to an exacting standard, with fascinating open plan beamed and flexible accommodation, which could provide a ground floor bedroom suite if required, all designed to take full advantage of the wonderful southerly aspect over its own 6.5 acres, in a truly tranquil rural setting, on the Surrey/Sussex border

**4 BEDROOMS: 2 BATHROOMS (1 EN SUITE):
DRESSING ROOM: MAGNIFICENT BEAMED
OPEN PLAN RECEPTION AREA WITH
CLOAKROOM OFF: DRAWING ROOM: SITTING
ROOM: STUDY: DINING AREA:
KITCHEN/BREAKFAST ROOM: UTILITY ROOM:
DOUBLE OPEN GARAGE: ELECTRIC SECURITY
GATES: FORMAL GARDEN WITH WIDE
ENTERTAINING TERRACE AND GATES TO
LEVEL PADDOCK LAND BORDERED BY
WOODLAND, IN ALL APPROXIMATELY 6.5 ACRES
COUNCIL TAX BAND - H**

Cranleigh – 6.5 miles. Horsham – 9 miles.
Guildford Main line station (Waterloo 38 mins) – 14 miles.

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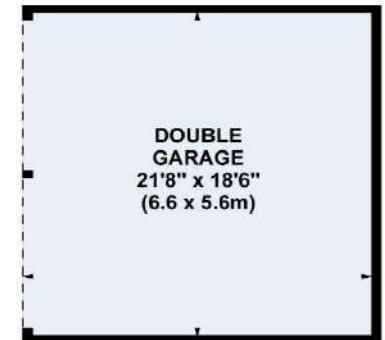
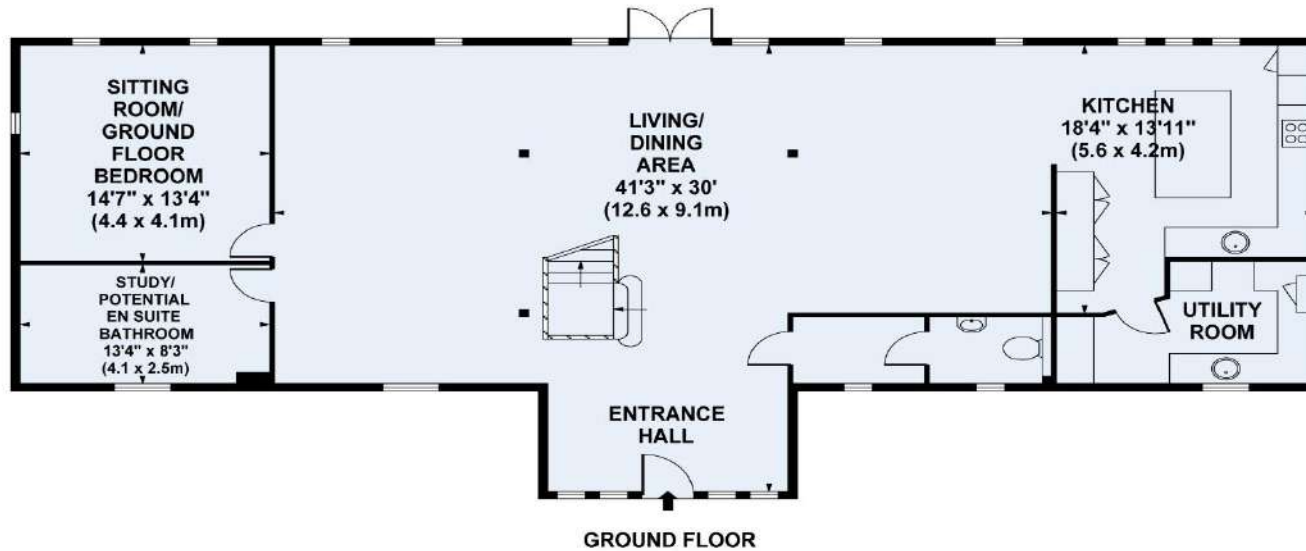
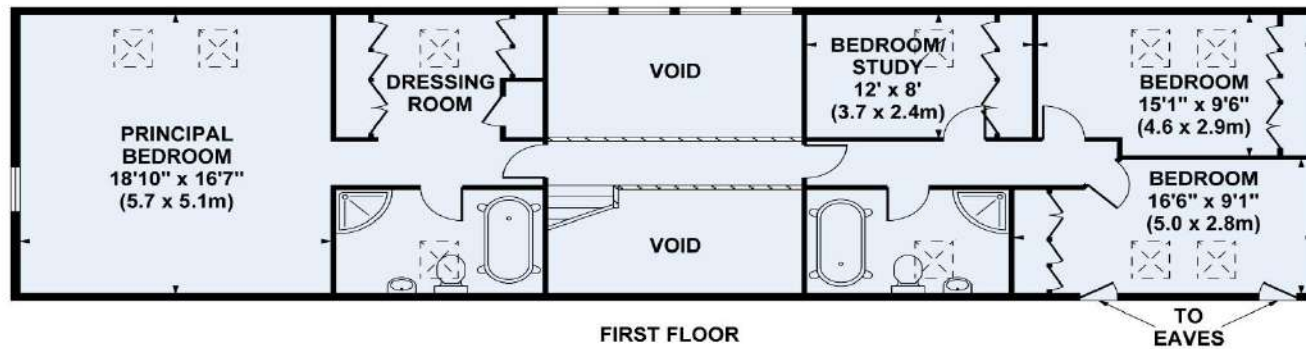
THE LOCATION

Tittlesfold Croft is situated in a truly idyllic rural location close to the Surrey/Sussex border and is surrounded by miles of fields and woodland. Backing south with views over its own garden and paddock, the setting is extremely tranquil and very bright and sunny. The villages of Rudgwick and Billingshurst are nearby and the larger towns of Cranleigh and Horsham provide excellent shopping, with vibrant High Streets and great atmospheres with numerous restaurants and great sports facilities and clubs. Guildford with its historic High Street is 14 miles and here the main line station provides a regular commuter service to Waterloo in 38 minutes. Slinfold Golf Club borders the adjoining woodland and provides a great sporting facility so close at hand.

THE PROPERTY

Tittlesfold Croft has just been completed to an exacting standard with extensive exposed oak beams as it has been designed to replicate an oak framed barn. The theme is therefore very much a new state of the art property within a traditional oak frame. The accommodation has a lovely bright and airy atmosphere with a very large open plan reception/living area with a double height south facing oak framed glazed area taking full advantage of the delightful rural views and sunny aspect. There are wood effect ceramic tiles to the main areas with underfloor heating throughout the ground floor. There are two separate reception rooms which could provide a ground floor bedroom suite if required, and a fine kitchen/breakfast room, with matching utility room. There are four bedrooms on the first floor, all of which are air conditioned, including a fine principal suite with dressing room and bathroom, and a further family bathroom. A stunning glazed walk way provides access from the principal bedroom to the other bedrooms.

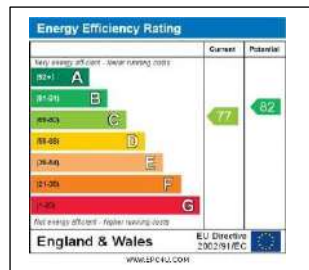




APPROX. GROSS INTERNAL FLOOR AREA 2946 SQ FT / 274 SQ M (MAIN HOUSE) (INCLUDING VOID)
APPROX. GROSS INTERNAL FLOOR AREA 402 SQ FT / 37 SQ M (DOUBLE GARAGE)
APPROX. GROSS INTERNAL FLOOR AREA 3348 SQ FT / 311 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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OUTSIDE

Impressive brick pillars and tall electric wooden gates provide security and access to Tittlesfold Croft with a large shingle driveway leading to the garage, front door and the five-bar gate to the fields. There are extensive areas in which to park.

Tittlesfold Croft sits in a commanding position within its own grounds of approximately 6.5 acres, overlooking its own garden and fields to woodland beyond. There is an excellent large entertaining terrace adjoining the house with security lighting all around, and this leads on to an area of garden divided from the field by post and rail fencing. There is a separate five bar gate from the lane leading directly into the fields, and a lovely wooded back drop on two sides.

DIRECTIONS

From Guildford take the A281 Horsham Road through the villages of Shalford and Bramley and continue south through Alfold Crossways. Carry on to Bucks Green and turn right within the village into Haven Road. Carry on, keeping right and the driveway to Tittlesfold will be found on the left, on the brow of a small hill, and is the second drive on the left after the sign The Haven. Carry on down the drive, bearing right to Tittlesfold Croft.

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