



LOWER HILL HOUSE

RUDGWICK • WEST SUSSEX

LOWER HILL HOUSE

GUILDFORD ROAD, RUDGWICK, HORSHAM, WEST SUSSEX, RH12 3BE

A substantial and characterful 17th-century home set within approximately 1.55 acres on the semi-rural edge of Rudgwick. Rich in exposed timbers and period features, the house offers generous accommodation over three floors, complemented by a detached double garage and an exceptional converted barn with scope for annexe or studio use, subject to consents. Offering space, privacy and genuine flexibility, this is a rare opportunity.

The sense of scale and character is immediately apparent on arrival. A private gated gravel driveway provides extensive parking and turning space, framed by mature lawns, hedging and specimen trees, before gravel pathways lead to the front door and around to the gardens beyond.

The ground floor accommodation is centred around two excellent reception rooms that beautifully reflect the age and proportions of the house. The principal drawing and dining room is a particularly impressive dual-aspect space extending to around 23ft, with exposed ceiling beams and a magnificent working inglenook fireplace forming a striking focal point beneath a deep brick hearth and hood. This is a room equally suited to larger gatherings and quieter evenings, combining warmth, atmosphere and flexibility. A second reception room offers a more intimate setting, ideal as a snug, sitting room or study.

Flowing naturally from the reception space is the heart of the home: a superb kitchen/dining/breakfast room extending to approximately 20ft and featuring a dramatic vaulted ceiling. Thoughtfully designed to balance period charm with modern practicality, the kitchen is fitted with bespoke country-style cabinetry, generous work surfaces and integrated appliances, all enhanced by warm, well-considered lighting. There is ample room for dining and everyday family life, while windows and French doors create a strong connection with the gardens and bring in an abundance of natural light.

The upper floors continue the theme of space and character, with five well-proportioned bedrooms arranged over two levels. The principal bedroom is a particularly appealing room, featuring exposed structural timbers, excellent proportions and a calm, elevated outlook across the surrounding grounds. The remaining bedrooms are all comfortably sized, each enjoying their own individual character, good ceiling heights and pleasant views. The accommodation is served by a family bathroom and an additional top-floor en-suite bathroom with both bath and separate shower, while a ground-floor cloakroom adds further convenience.



CONTACT: STEWART PALMER

116-118 HIGH STREET, GODALMING, SURREY, GU7 1DJ

01483 420 555

STEWART@SEYMOURS-GODALMING.CO.UK





ACCOMMODATION & SPECIFICATION

Substantial 17th-century period home rich in exposed timbers, beams and original character *

Semi-rural edge-of-village setting on the outskirts of Rudgwick with privacy and open outlooks * Impressive accommodation arranged over three floors with generous proportions throughout * Magnificent 23ft drawing/dining room featuring a working inglenook fireplace * Second reception room offering flexibility as a snug, sitting room or study * Striking vaulted kitchen/dining/breakfast room forming the heart of the home * Five well-proportioned bedrooms supported by family and en-suite bathrooms * Approx. 1.55 acres of gardens and grounds including lawns, terraces and bluebell woodland * Extensive private gated driveway * Detached double garage

* Outstanding 41ft approx. converted period barn/studio offering annexe or home office potential (STPP) *





EXTERIOR

Outside, the gardens and grounds are a standout feature. The rear garden enjoys a favoured southerly aspect and a gently sloping layout, providing a wonderfully private and open outlook. A wide full-width terrace offers an ideal space for outdoor entertaining, with steps leading down to expansive lawns interspersed with mature trees. A timber summer house is discreetly positioned to enjoy further views across the gardens, while post-and-rail fencing and five-bar gates lead through to the lower lawns and into the bluebell woodland beyond.

The detached double garage measures approximately 24ft by 20ft, with twin up-and-over doors, weather-boarded elevations and extensive eaves storage. Beyond this, one of the most compelling features of the property is the converted period barn, extending to over 41ft in width. Currently arranged as a vaulted studio space with cloakroom and utility area, alongside a separate workshop, it offers significant versatility and genuine potential for annexe accommodation, home working or creative use, subject to the relevant consents.

Lower Hill House is a rare opportunity to acquire a house of genuine character and substance, set within impressive grounds and offering flexibility for modern family life alongside exciting future potential. A viewing is essential to fully appreciate the proportions, setting and atmosphere of this exceptional home.

LOCATION

Cranleigh	4 miles
Horsham	9 miles
Godalming	11 miles
Guildford	13 miles
Brighton	30 miles

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	E
Council Tax Rating	Band G
Local Authority	Horsham District Council

Guildford Road, Rudgwick, Horsham, RH12

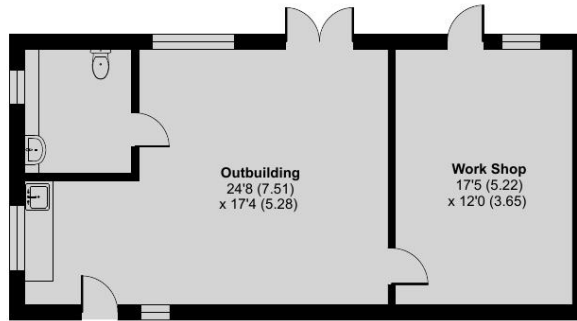
Approximate Area = 2310 sq ft / 214.6 sq m

Garage = 485 sq ft / 45 sq m

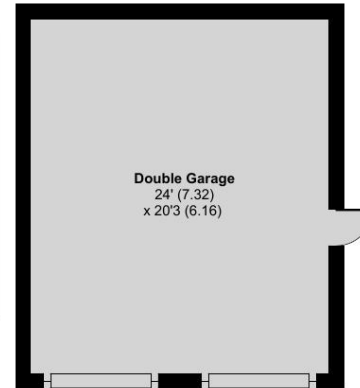
Outbuilding = 643 sq ft / 59.7 sq m

Total = 3438 sq ft / 319.3 sq m

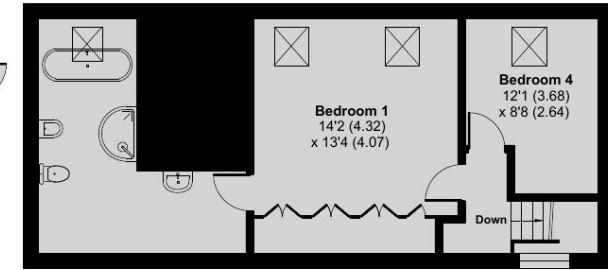
For identification only - Not to scale



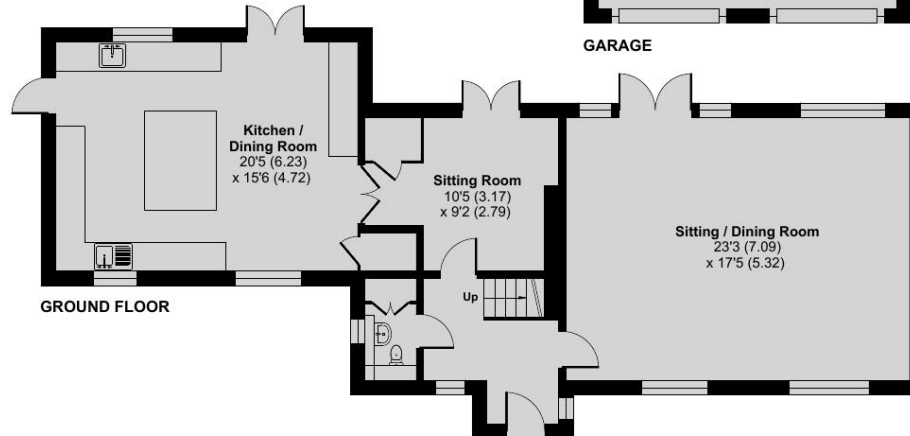
OUTBUILDING



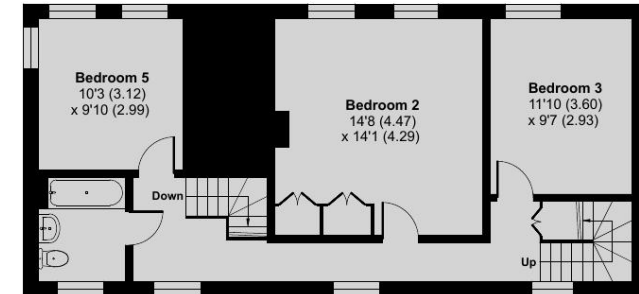
GARAGE



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1389384





116-118 High Street, Godalming, Surrey, GU7 1DJ
01483 420 555
stewart@seymours-godalming.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.