

OAK HOUSE

PARTRIDGE LANE, RUSPER, HORSHAM, WEST SUSSEX

JACKSON-STOPS

OAK HOUSE, PARTRIDGE LANE, RUSPER, HORSHAM, WEST SUSSEX RH12 4RW

ELEGANT VICTORIAN COUNTRY HOUSE SET IN APPROXIMATELY 5.5 ACRES WITH PADDOCK, WOODLAND AND EXCELLENT OUTBUILDINGS



DISTANCES

RUSPER VILLAGE 1.2 MILES
NEWDIGATE 3 MILES
HORSHAM 6 MILES
DORKING 8 MILES
REIGATE 10 MILES
M25 (J9) LEATHERHEAD 14 MILES

GROUND FLOOR

- Reception hall
- Cloakroom
- Sitting room
- Family room
- Kitchen/dining room

FIRST FLOOR

- Landing
- Principal bedroom with en-suite bathroom
- Three further bedrooms
- Two bath/shower rooms

OUTSIDE

- Outstanding gardens
- Substantial sun terrace
- Pond
- Paddock
- Detached games room/garden studio
- Detached summer house/chalet
- Former stables
- Sweeping driveway
- In all, the grounds extend to about 5.5 acres

DESCRIPTION

Oak House is a striking and elegant detached Victorian family home, displaying the immense style and character so typical of this much-celebrated period of architecture. The current owners have thoughtfully reconfigured and modernised the property to create an exceptional family home, beautifully combining period charm with modern-day living. The accommodation is centred around an impressive reception hall with cloakroom. The double-aspect sitting room enjoys an attractive bay window and wood-burning stove, with connecting doors leading through to a comfortable family room with patio doors opening onto the sun terrace. The magnificent kitchen/dining room is the heart of the home, measuring an impressive 30' x 24' (maximum). This superb open-plan space features a quality range of fitted cabinetry, a substantial central island, stone flooring and excellent natural light from its southerly and westerly aspects, with patio doors opening directly onto the sun terrace. The kitchen also connects seamlessly with the family room, creating an excellent flow throughout the ground floor. On the first floor, the principal bedroom benefits from fitted wardrobes and a luxurious en-suite bathroom. Bedrooms two and four share modern Jack and Jill en-suite facilities, complemented by a further double bedroom and a luxurious family bathroom. The grounds are a defining feature of Oak House. The beautifully established formal gardens extend to just under 2 acres and blend naturally into an attractive belt of mature woodland, which in turn leads to the adjoining paddock of approximately 3.5 acres, creating a parkland-style setting. A substantial sun terrace, complete with a brick-built barbecue, creates an excellent entertaining space overlooking the pond and mature gardens. A detached games room/garden studio offers excellent potential as a home office, while the former stables provide further scope, subject to any necessary consents. A sweeping shingle driveway with turning circle, together with a detached summer house, completes this outstanding country home.











Games room/garden studio





LOCATION

Oak House enjoys a delightful rural setting along an unspoilt country lane on the northern edge of the highly regarded Sussex village of Rusper, close to the Surrey/Sussex border. Rusper is a thriving village with a strong community spirit and offers an excellent range of day-to-day amenities including a village shop and Post Office, parish church, two traditional public houses, village hall, recreation ground, primary school and a variety of local clubs and societies. The neighbouring village of Newdigate, approximately 3 miles to the north, provides a further village shop, popular public houses, café, church, cricket green and an active community, whilst the historic market town of Horsham to the south and Dorking to the north offer an extensive selection of mainstream and independent shops, restaurants, cafés and leisure facilities. There are excellent transport links with railway services from Horsham to London Victoria and London Bridge, whilst Dorking provides services to London Waterloo and London Victoria. The A24 and M25 provide convenient access to the wider motorway network, Gatwick Airport and the South Coast. The surrounding countryside is amongst the area's greatest attractions, with miles of picturesque footpaths, bridleways and quiet lanes offering exceptional opportunities for walking, cycling and horse riding. The area is also particularly well served by an excellent choice of both state and independent schools, including Pennthorpe, Farlington, Christ's Hospital, Duke of Kent School, Cranleigh School and The Weald School, together with highly regarded village primary schools.

Oak House benefits from lapsed planning consent under reference MO/1029/0125 for the erection of a glazed link to connect house to outbuilding and MO/16/1152 for the erection of a detached building comprising a double garage and ancillary accommodation.











OAK HOUSE

MAIN HOUSE 2,172 SQ FT/201.8 SQ M
OUTBUILDINGS 757 SQ FT/70.3 SQM
TOTAL APPROX. FLOOR AREA 2,927 SQ FT/272.1 SQ M

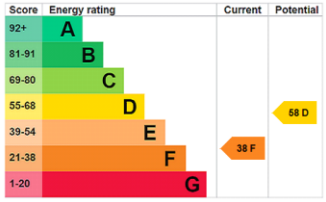
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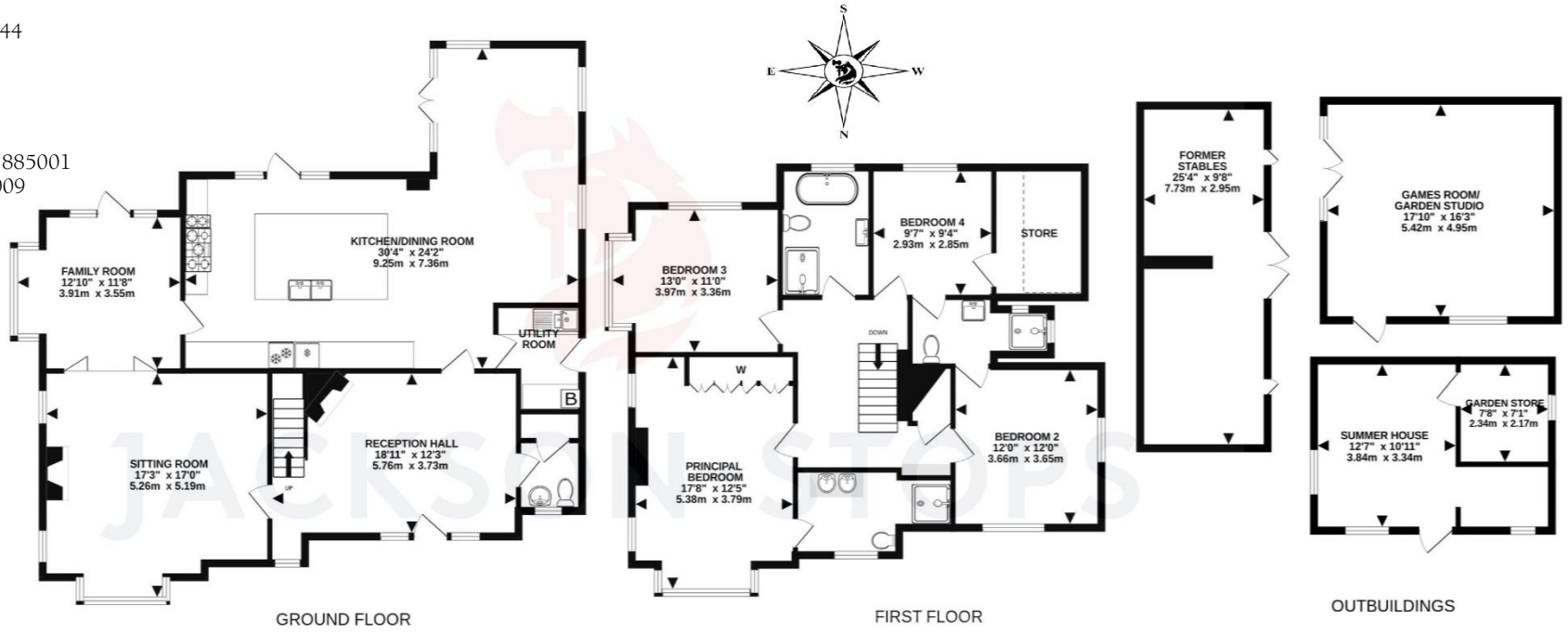
Council Tax Band: H
Local Authorities:
Mole Valley District Council, Tel. 01306 885001
Surrey County Council, Tel. 03456 009009

Tenure: Freehold
Broadband: FTTP
Utilities:
Electric – Mains supply
Water – Mains supply
Heating – LPG - fired central heating
Sewerage – Private drainage

Rights and Restrictions:
Ask agent

Risks:
No flood risks





Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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