



'Wagonford', Haven Road, Bucks Green Nr. Rudgwick,
West West Sussex, RH12 3JG

CLARKE  GAMMON
WELLERS

'WAGONFORD', HAVEN ROAD, BUCKS GREEN NR. RUDGWICK, BUCKS GREEN, RUDGWICK, WEST WEST SUSSEX, RH12 3JG

First time to the market in over fifty years, this attractive detached Victorian residence has a huge amount of charm and character; complimented by a wonderful garden extending to approx. one acre. There is additional package of land adjoining 'Wagonford' of approx. fourteen acres that is made up of unmanaged pasture land, which benefits from fishing rights onto the River Arun. The residence has been a much loved home over the years and offers well-proportioned accommodation but would now allow the incoming purchaser to update and modernise, which would no doubt make it a superb home for family living. It is located in a rural setting adjoining open farmland in the hamlet of Bucks Green nearby to Rudgwick and allowing easy access to the larger nearby towns of Horsham, Guildford and Cranleigh.

Accommodation comprises: entrance hallway with storage cupboard; downstairs cloakroom; study with fireplace, fitted bookshelves; sitting room with open fireplace and sash windows with delightful views across the gardens; kitchen/breakfast room fitted with a range of units and worktops, built-in Bosch double oven; utility/boot room with fitted storage units and a door opening to the courtyard; inner hallway with door to conservatory; dining room with open fireplace and sash windows with delightful views across the gardens; conservatory with tiled floor and doors opening to the gardens. Upstairs, bedroom one is a large room with fitted wardrobes, a vanity basin and sash windows with elevated views across the gardens; in addition, there are a further four extremely well-proportioned bedrooms, each fitted with a vanity basin and some featuring fireplaces; family bathroom comprising panel enclosed bath with separate walk-in shower cubicle, built-in cupboards and part-tiled splash back area; separate w.c.

- DETACHED PERIOD HOME OF APPROX. 2,870 SQFT
- GREAT POTENTIAL TO UPDATE & MODERNISE
- FOUR LARGE RECEPTION ROOMS
- LANDSCAPED GARDENS OF ONE ACRE & FURTHER LAND OF APPROX. 14 ACRES
- EASY ACCESS TO WIDER AMENITIES IN CRANLEIGH AND HORSHAM
- WELL-PROPORTIONED ACCOMMODATION
- FIVE DECENT SIZED BEDROOMS
- OUTBUILDINGS AND DOUBLE GARAGE
- RURAL LOCATION CLOSE TO LOCAL SHOPS IN RUDGWICK
- EPC: F

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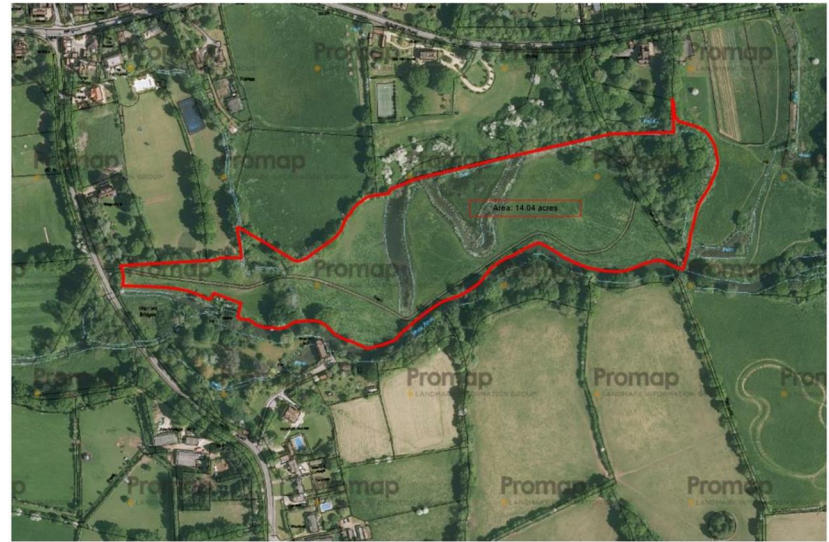
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Local Authority: Horsham District Council | Tax Band: G

Services: All mains services connected









SITUATION


Bucks Green is a small hamlet close to Rudgwick, a popular West Sussex village on the border with Surrey and approx. 8 miles west from Horsham. Local amenities in Rudgwick include a thriving Co-Op store, Post Office, two pubs The Fox Inn and The Kings Head, doctor/dental surgeries, hairdressers, chemist, a tennis and cricket club and Rudgwick Primary school. The large and vibrant village of Cranleigh is also approx. 5 miles away with the county town of Guildford approx. 14 miles distant and Horsham approx. 8 miles away; both providing an excellent range of shopping, social, recreational and educational facilities. The location is

served by good road links via the A281 & A24 with mainline trains to London available in both Horsham and Guildford with Gatwick airport approx. 20 miles away.



GARDEN & EXTERIOR

The property is approached by a large gravelled driveway allowing parking for numerous vehicles and gives access to the double garage with up and over doors. In addition, there is detached outbuildings/stabling/workshops although require some renovation and these open to a paved courtyard area adjoining the house. The gardens are a real feature of this period home and extend to approx. one acre; mostly laid to lawn and featuring a paved terrace that wraps around the side and rear, mature flower and shrub borders, mature hedgerows and trees, kitchen garden with greenhouse and a well. Note: There is additional package of land adjoining 'Wagonford' of approx. fourteen acres that is made up of unmanaged pasture land, which benefits from fishing rights onto the River Arun.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			71
(55-68) D			
(39-54) E		35	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Approximate Gross Internal Area = 217 sq m / 2336 sq ft

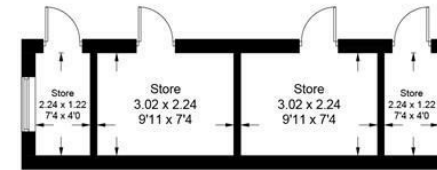
Garage = 29.4 sq m / 316 sq ft

Stores = 20.4 sq m / 219 sq ft

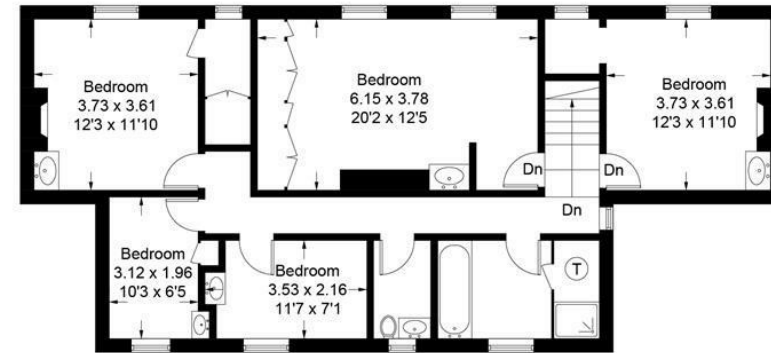
Total = 266.8 sq m / 2871 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID676444)

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AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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