



## Millfields Farm Cottage, Horsham Road

Guide Price £825,000

# Millfields Farm Cottage

Horsham Road, Rusper

A stunning five-bedroom, three-bathroom detached family residence, set in a private and discreet gated position in the sought-after village of Rusper.

The ground floor is entered via a spacious, light-filled reception hallway, leading through to a reception hall/dining room overlooking the front of the property. This room features a beautiful brick-built fireplace with a log burner and charming display cabinets. From here, the main living room offers generous proportions, an aspect to the side, and a working fireplace creating a warm and inviting space, ideal for winter evenings.

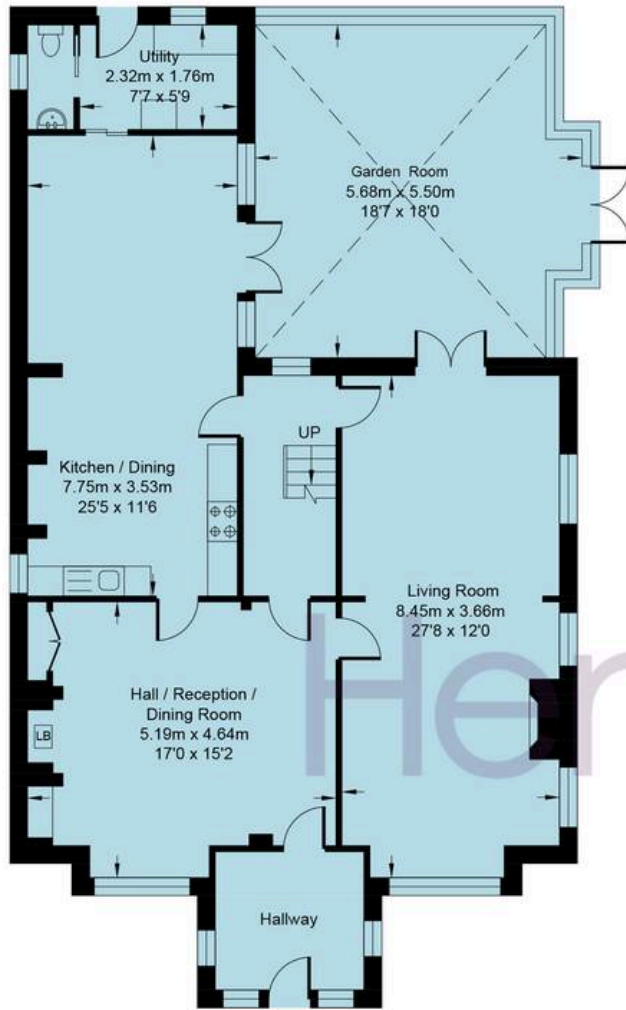
The heart of the home is the impressive kitchen/dining/family room, fitted with a range of wall and base units and offering ample space for additional freestanding appliances. Accessed from both the kitchen and living room, the garden room enjoys panoramic views over the rear gardens.

A staircase leads to the first floor, where the principal bedroom enjoys rear-facing views and extensive fitted wardrobes, leading through to a well-appointed en-suite bathroom. The en-suite features a freestanding roll-top bath, a large walk-in shower, wash hand basin and low-level WC, all finished with quality chrome fittings. Two further double bedrooms and a useful cloakroom complete this floor.

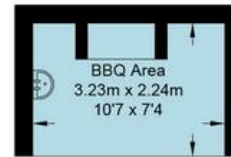
The second floor provides two additional bedrooms, one served by a modern shower room finished in a contemporary style, one served with a bathroom both with wash hand basins and low-level WCs.



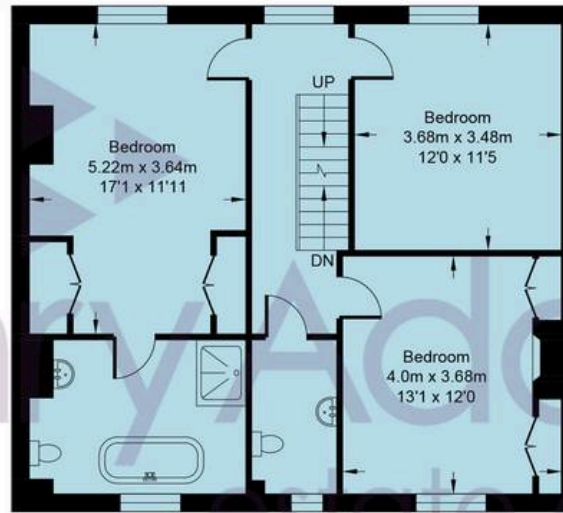




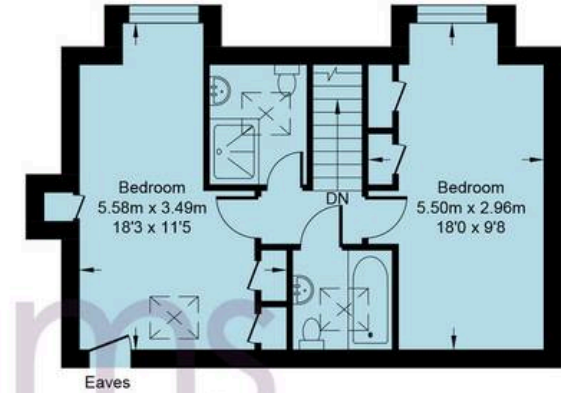
GROUND FLOOR



NOT IN ACTUAL ORIENTATION



FIRST FLOOR



SECOND FLOOR

## Horsham Road

Approximate Area House 1 = 2612 sq ft / 242.7 sq m

BBQ Area = 78 sq ft / 7.2 sq m

Total = 2690 sq ft / 249.9 sq m

For identification only - not to scale





Externally, the property is approached via a gated gravel driveway, offering ample parking for several vehicles to both the front and rear. The gardens are predominantly laid to lawn and bordered by mature trees and shrubs, providing privacy and a peaceful setting. A brick-built Mediterranean-style outdoor dining area offers an ideal space for summer entertaining, complete with a built-in barbecue and preparation area.

Millfields Farm Cottage enjoys convenient access to the surrounding countryside, Horsham town centre and its amenities, mainline railway stations, a selection of well-regarded local schools, and an array of country pubs and restaurants. It is also ideally located for access to London, Gatwick, and Brighton. In addition, there is the opportunity to purchase a detached, self-contained two-bedroom annex/lodge house positioned to the rear of the property perfect for short or long-term guests or multigenerational living.

Available by separate negotiation is a two bedroom detached Coach House which offers a superb blend of living and bedroom space arranged over two floors including an open plan kitchen dining area, separate living room, downstairs cloakroom along with two generously proportioned bedrooms with a stunning outlook on the first floor as well as a family bathroom. The Property also has access to its own private garden space and driveway parking to the front. - Please speak directly with Henry Adams for more information

Agents Note: Development works are in progress at nearby land to the south-east of the property. Detailed Plans and artists impressions of the future outlook for completion in summer 2027 are available from Henry Adams. Once complete, there will be new houses and new high quality green spaces and ponds.

Council Tax band: G

Tenure: Freehold







## Henry Adams – Horsham

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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.