



**Warren House, Steeres Hill, Rusper, West Sussex, RH12 4PT.**  
Guide Price £1,350,000 Freehold



- Prestigious Steeres Hill address
- Five double bedrooms
- Principal bedroom suite
- Three ensembles
- Over 3,100 sq ft accommodation
- Gym and garden room
- Double garage and parking
- Lovely mature gardens over a third of an acre
- EPC E
- Viewing recommended

Set behind electric gates on one of Steeres Hill's most established plots, this impressive family home offers the space and presence rarely found within modern village developments.

Exceptional privacy and a mature plot in the heart of the sought after village of Rusper.

Extending to over 3,100 sq ft including the double garage, the accommodation has been thoughtfully arranged to provide flexible living space ideally suited to modern family life.

The reception hall forms an impressive introduction to the home and provides access to the principal reception rooms.

The sitting room is a particularly generous space, enjoying a dual aspect and direct access to the gardens, whilst a separate dining room offers an ideal setting for formal entertaining and family celebrations.



A dedicated study provides excellent work from home space.

The kitchen and breakfast room forms the heart of the house, fitted with an extensive range of cabinetry and work surfaces and complemented by a separate utility room.

Beyond, the garden room enjoys attractive views across the rear garden and creates an excellent additional reception area for year round enjoyment.

A further standout feature is the gym and wellness room, providing exceptional flexibility for buyers seeking a fitness space, hobbies room, studio or additional family accommodation.

The first floor continues to impress with five well proportioned double bedrooms and four bath/shower rooms.

The principal bedroom suite enjoys a large dressing room together with a spacious en suite bathroom.

Bedrooms two and three also benefit from en suite facilities, whilst the remaining bedrooms are served by a family bathroom.

Outside, the mature rear garden is a particular feature of the property. Measuring over a third of an acre, predominantly laid to lawn and bordered by established trees and planting, it provides an excellent degree of privacy together with generous space for outdoor entertaining, family enjoyment and summer gatherings.

To the front, the electric gated entrance opens onto an extensive driveway leading to the detached double garage, providing ample parking for numerous vehicles.

Steeres Hill remains one of Ruspers most desirable residential addresses, with its well known gastro pubs,

well respected primary school, its village shop, church and community village hall.

The nearest railway station, providing regular train service to London is located in Faygate, approximately 2 miles to the south east.

The centre of Horsham is approximately 5 miles and provides a wide range of amenities including excellent entertainment and recreational facilities and mainline railway station. The M23 can be joined at Pease Pottage, approximately 7 miles distant, which provides access to Gatwick airport, M25 and the national motorway network.

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## Material Facts

Guide Price £1,350,000

Tenure: Freehold

Council Tax Band: Band G  
Horsham District Council

EPC Rating E

Property Type: Detached House  
Mains Services: Electricity/Water

Heating Type: LPG Central Heating To Radiators

Broadband information: 18 mbps to 80 mbps Fibre to the cabinet available

Mobile Coverage: Average on most providers

Parking Type: Double Garage with large driveway accessed via electric gates that serve two homes.

Flood/Erosion Risk:  
River and Seas: Very Low  
Surface Water: Very Low







Approximate net internal area: 2750.13 ft<sup>2</sup> (3110.38 ft<sup>2</sup>) / 255.5 m<sup>2</sup> (288.97 m<sup>2</sup>)  
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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