



Little Farthing

Waterlands Lane, Rowhook, Horsham, West Sussex, RH12 3PX

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Alex Harvey
A passion for property

Little Farthing

An impressive five/six bedroom detached family home, situated on a mature plot of just over 1.5 acres with beautiful wrap around gardens and detached triple garage. Located on the rural locality of Rowhook, yet just a short drive from Horsham town centre and mainline railway station.

- FIVE/SIX DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- TWO/THREE RECEPTION ROOMS
- DETACHED TRIPLE GARAGE WITH OFFICE ABOVE
- IDEAL FOR MULTI GENERATIONAL LIVING









This beautifully located home offers plentiful accommodation set in grounds of around one and a half acres and enjoys far-reaching countryside views.

The welcoming reception hall provides access to the ground floor accommodation which consists of family room, downstairs bedroom and shower room, kitchen/breakfast room, 2 x utility, dining room, downstairs cloakroom and the sitting room. The recently renovated kitchen/breakfast room is a lovely bright space with wood-flooring and spotlights. The kitchen is fitted with shaker-style units with complementing quartz worktops including a central island. Appliances include two split-level ovens, an induction hob, an Aga, and integrated fridge/freezer and dishwasher. The attached dining room is a lovely space with a feature fireplace and views of the garden. The quadruple aspect sitting room is a real highlight of this home with plenty of natural light from the double-height window, and a gorgeous feature-fireplace with a wood-burner and solid wood mantel. The family room and downstairs bedroom with shower room make this home ideal for multi-generational families.

There are two stairwells leading to two first floors, the first offering two double bedrooms with built-in storage and ensuites. The second has the principal suite with a dressing room, luxury ensuite bathroom and a fourth double bedroom. The ensuite bathroom has been recently refitted with an Alexander bathroom, with a freestanding bathtub, Jack & Jill basin unit with storage under and finished with modern tiling.



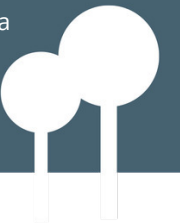




OUTSIDE

Set on a plot of just over one and a half acres, this home is approached via a substantial, electric-gated driveway leading to the triple garage which benefits from an office above. The wrap around gardens are mostly laid to lawn with plenty of mature planting including trees, shrubs and flower beds. There is an established ornamental pond, and an outbuilding offering a variety of uses and is currently being used as a games room/home bar.

Rowhook is a small, rural hamlet located in the Horsham district of West Sussex, situated on the A29, which connects the towns of Billingshurst and Horsham. The picturesque hamlet is surrounded by beautiful countryside and farmland with the renowned local gastropub, The Chequers Inn, nearby. Horsham is around six miles away offering a wide range of restaurants, services, shopping facilities and mainline railway station offering services to London and to the South Coast.





Approximate Area = 3635 sq ft / 337.7 sq m (excludes void)

Limited Use Area(s) = 113 sq ft / 10.4 sq m

Garage = 924 sq ft / 85.8 sq m

Outbuilding = 361 sq ft / 33.5 sq m

Total = 5033 sq ft / 467.4 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1503629

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance 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. Photographs may include views of the local area and lifestyle shots. 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 linked to the property, system or appliance.

Services

Electricity, oil, water and private drainage (Septic tank) are currently connected to the property.

Council Tax Band G. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**