CHARMANS LODGE

WORTHING ROAD | SOUTHWATER



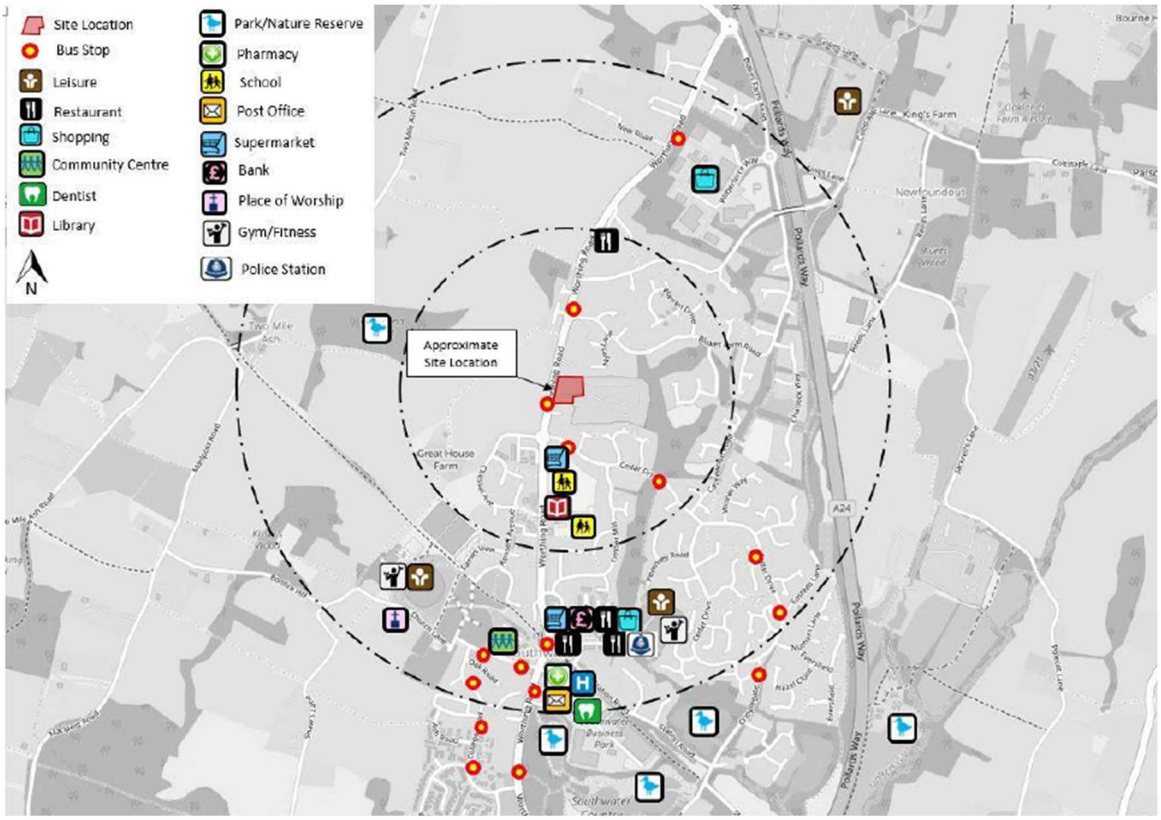
AMENITIES & LEISURE
INFORMATION PACK

Churchill Living

Your lifestyle • **Your choice**

AMENITIES

Charmans Lodge has an abundance of amenities situated within a short walk or cycle. This includes the Fairbank Road Parade of shops, the Village Surgery GP, pharmacy, post office, café, restaurants, and supermarkets (approximately 760m south of site via a 3-minute cycle, or 10-minute walk). An accessibility map is shown below together with a summary of the walking cycle e times of the amenities.



Facility	Approximate Journey Distance (m)	Approximate Journey Time (Minutes)	
		Walking	Cycling
Public House – Hen and Chicken	550	7	2
Supermarket – Cooperative	720	10	3
Restaurant – The Lintot	750	10	3
Bank – Natwest ATM	760	10	4
Pharmacy- Boots	770	11	4
Restaurant – Dominoes	790	11	4
Health – The Village Surgery GP	800	11	4
Post Office –Southwater Budgens & Post Office	860	12	4
Public House – The Tipsy Fox	860	12	4
Retail/Restaurant – Italian Food	895	13	5

Leisure – Southwater Country Park (Lakeside walks and water	>1km	20	6

Bus Information

The closest bus stop to the site is the Roundstone Caravan Park bus stop, situated directly opposite Charmans Lodge. Access (northbound) and approximately 40m north of the site access, a 1-minute walk and <1- minute cycle (southbound).

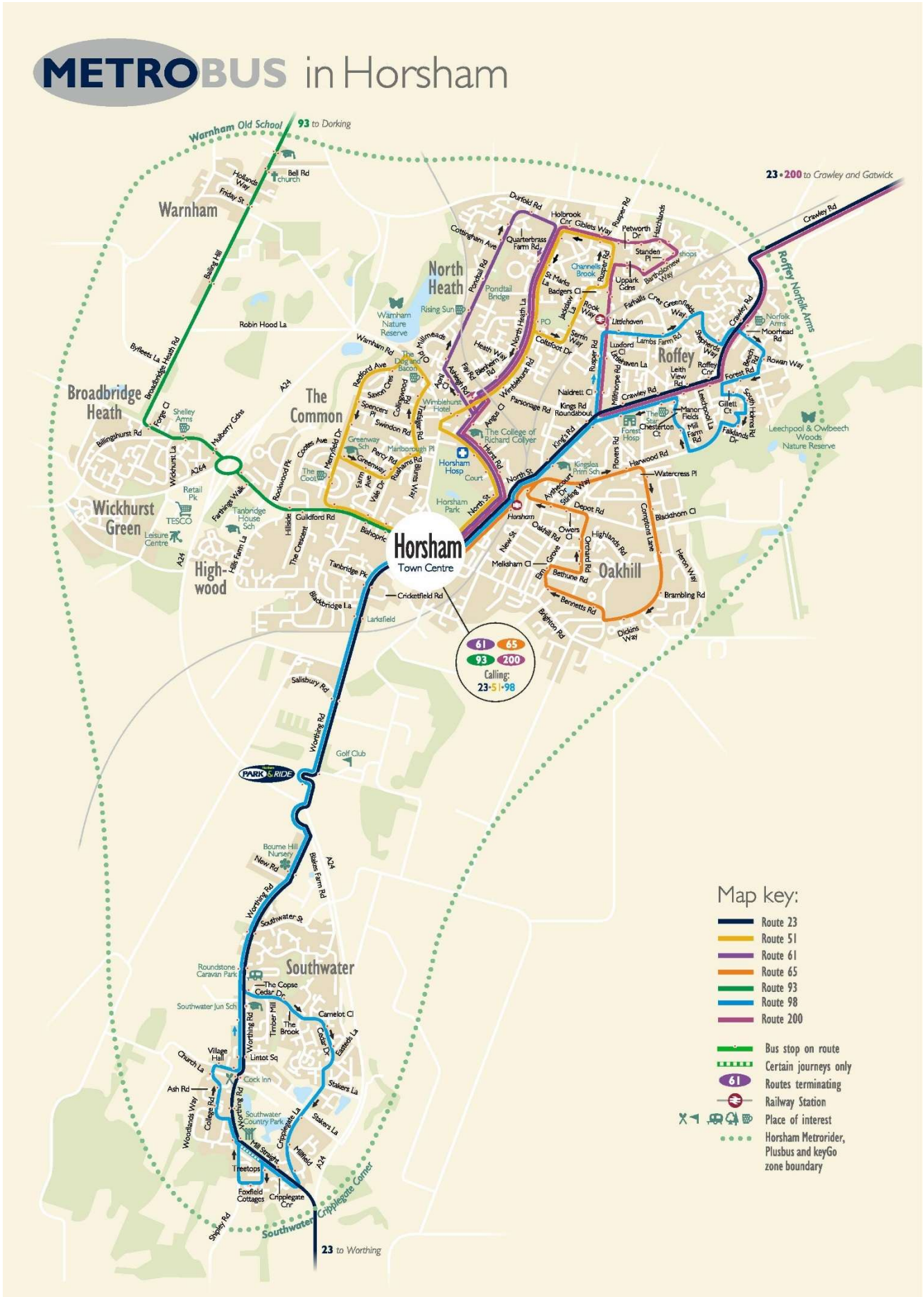
The Roundstone Caravan Park bus stop is served by the 23, 98, 398, 525, 622, 626 and 668 bus services. (he latter 5 services provided for school children).

A summary of the routes available from within the vicinity of the site are outlined on the Map Below is a brief summary of the bus timetables. Please see your lodge manager for more information

The 'Roundstone Caravan Bus northbound stop features a sheltered area with seating, bus timetable, live arrivals board and flagpole;

the southbound stop features a singular flagpole and timetable.

Service	Closest Bus Stop Location	Route	Operator	Frequency		
				Mon-Fri	Sat	Sun
23	Roundstone Caravan Park	Horsham – Worthing	Metrobus	First Bus 7:14am; Last Bus 18:20 Every	First Bus 7:30am; Last Bus 18:03 Every Hour	First Bus 8:46am; Last Bus 16:32 Every 2 Hours
98	Roundstone Caravan Park	Horsham-Crawley	Metrobus	First Bus 06:20am; Last Bus 23:00 Every 20 minutes	First Bus 07:05am; Last Bus 23:00pm Every 20 minutes	First Bus 09:22am; Last Bus 18:34 Every 30 Minutes


METROBUS in Horsham
Warnham Old School
93 to Dorking
23 • 200 to Crawley and Gatwick
Warnham
Broadbridge Heath
Wickhurst Green
High-wood
The Common
North Heath
Roffey
Oakhill
Horsham
Town Centre
Southwater
Southwater Cripplegate Corner
23 to Worthing
Roffey Norfolk Arms
Leechpool & Owlbeech Woods Nature Reserve
Warnham Nature Reserve
Horsham Hosp
Horsham Park
The College of Richard Collyer
Wimblehurst Hotel
Pondtail Bridge
Rising Sun
Channells Brook
Norfolk Arms
Shelley Arms
Tanbridge House Sch
Leisure Centre
TESCO
Retail Pk
Golf Club
Bourne Hill Nursery
Roundstone Caravan Park
Southwater Jun Sch
Southwater Country Park
Cock Inn
Village Hall
Lintot Sq
Treetops
Foxfield Cottages
Cripplegate Cnr
Mill Straight
Millfield
Stakers La
Camelot Cl
The Brook
Cedar Dr
Timber Mill
Worthing Rd
Southwater St
Salisbury Rd
Blackbridge La
Cricketfield Rd
Larksfield
Tanbridge Pk
Guildford Rd
Bishopric
Hurst Rd
North St
Horsham
Depot Rd
Oakhill Rd
Owers Cl
Highlands Rd
Orchard Rd
Bethune Rd
Bennetts Rd
Brighton Rd
Dickins Way
Brambling Rd
Heron Way
Blackthorn Cl
Compton Lane
Watercress Pl
Harwood Rd
Kingslea Prim Sch
Forest Hosp
Chesterton Ct
Manor Fields
Mill Farm Rd
Gillett Ct
Falklands Dr
Forest Rd
Rowan Way
Moorhead Rd
Crawley Rd
Rusper Rd
Littlehaven
Luxford Cl
Lambs Farm Rd
Leith View Rd
Roffey Cnr
Naldrett Cl
Kings Rd Roundabout
Parsonage Rd
Angus Cl
Wimblehurst Rd
Heath Way
Coltsfoot Dr
Rook Way
Badgers Cl
St Marks La
Jackdaw La
Rusper Rd
Holbrook Cnr
Giblets Way
Petworth Dr
Standen Pl
Uppark Gdns
Bartholomew Way
Farhalls Cres
Greenfields Way
Sherpards Way
Leechpool La
Falklands Dr
Cottingham Ave
Durfold Rd
Quarterbrass Farm Rd
Pondtail Rd
Robin Hood La
Warnham Rd
Millmeads
Redford Ave
Saxon Cres
Collingwood Rd
Spencers Pl
Swindon Rd
Trafalgar Rd
Marlborough Pl
Greenway Sch
Percy Rd
Greenway
Rushams Rd
Burns Way
Farm Ave
Vale Dr
Coates Ave
Merryfield Dr
Rookwood Pk
Hillside
The Crescent
Hills Farm La
Farthings Walk
Wickhurst La
Mulberry Gdns
Billingshurst Rd
Forge Cl
Broadbridge Heath Rd
Byfleets La
Bailing Hill
Friday St
Hollands Way
Bell Rd
Church
A24
A264
Melksham Cl
Elm Grove
New St
Oakhill Rd
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Brighton Rd
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61
65
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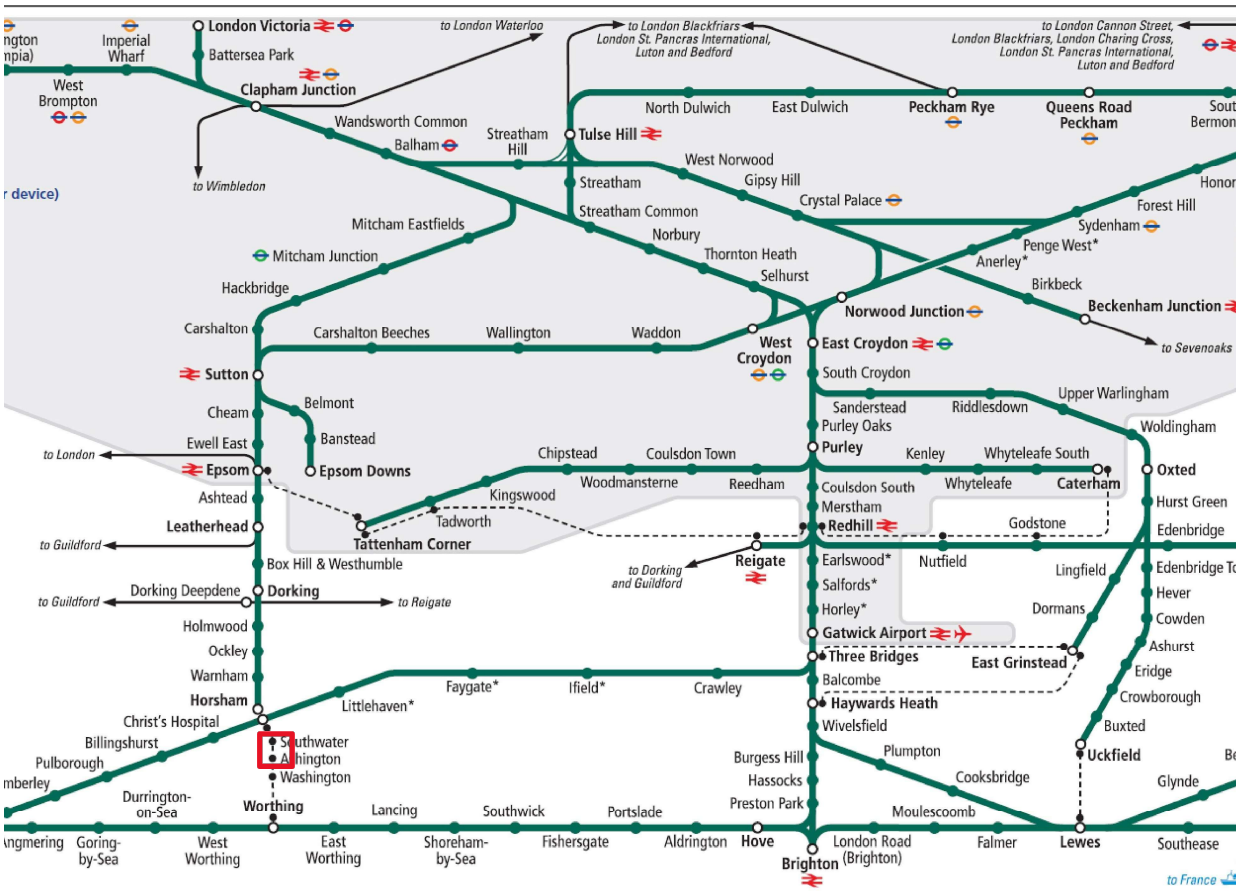
200
Calling:
23•51•98
Map key:
Route 23
Route 51
Route 61
Route 65
Route 93
Route 98
Route 200
Bus stop on route
Certain journeys only
Routes terminating
Railway Station
Place of interest
Horsham Metrorider, Plusbus and keyGo zone boundary

BUS ROUTES

RAIL SERVICES

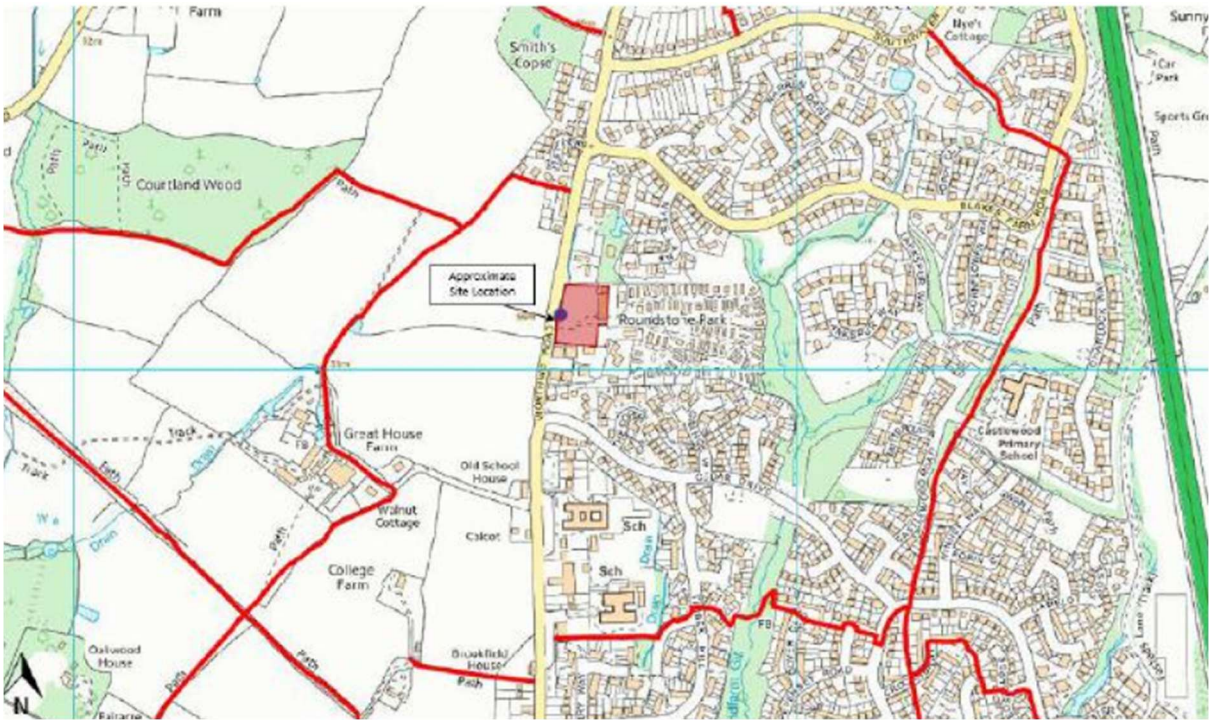
The nearest railway station to the site includes Christ's Hospital station situated approximately 2.3km northwest , and as well as Horsham railway station located approximately 4.4km northeast. Christ's Hospital railway station can be accessed via a 45-minute walk or a 12-minute cycle. Horsham Station is accessed via a 20-minute bus journey via the 23 or 98 bus service, or an 18-minute cycle.

Horsham Railway Station is serviced by Southern Railway Lines and provides frequent services to London Victoria via Gatwick Airport (1 hour journey, every 30 minutes), Southampton Central (1 hour 30-minute journey, every hour), Peterborough (2-hour 30-minute journey, every 30-minutes), Bognor Regis (45- minute journey, every 30-minutes) and Portsmouth (1-hour journey, every hour). The station benefits from step-free access, convenience stores, customer help points and ticket office, and 24-hour bicycle and vehicle parking (253 bicycle parking, 220 parking spaces and 4 accessible spaces).



PUBLIC FOOTPATHS

In addition to the footways along the local highway network, the site is situated within proximity to several Public Rights of Way (PRoW). There are an abundance of trails and routes in Southwater for both pedestrian and cycle use, Path 1656 is located approximately 250m north of the site access, stretching south towards Church Lane and the Downs Link Trail. The existing PRoWs within near proximity to the site are shown below.



LEISURE

There are many leisure facilities & sports clubs in the local area to Charmans lodge.
A selection are shown below.

Southwater Country Park

Cripplegate Ln, Southwater, Horsham RH13 9UN- Distance 1.1miles



Take an easy-going walk around the lake on our flat level paths, follow the footprints to our Dinosaur Island play area, or visit The Quarry, a natural conservation area home to lizards, kingfishers and butterflies.



Southwater Country Park makes a perfect day out as it's suitable for all ages and abilities - the cafe and visitor centre has toilets and serves food and drink all day, while watersports sessions are run on the lake. The park is located next to the Downs Link, a beautiful off-road trail popular with families. Hire bikes from Southwater Watersports to make your day even more adventurous.

Cafe and visitor centre

Overlooking the lake and just beside the water sports centre, Southwater Country Park Café is a lovely spot to take a break. The café serves a wide range of hot and cold food, including sandwiches, baguettes, jacket potatoes, soup, cream teas and a selection of cakes. There's a children's menu, a selection of gluten-free options and even the dogs won't miss out with our water bowl and doggy ice cream.

Cafe opening times

The Café is open every day except Christmas Day and Boxing Day.
Please note that there will be no toilet facilities on these days.

April-September	10am-5pm
October-March	10am-4.30pm

Toilets and facilities

The Southwater Country Park toilets are just behind the Café. There is indoor and outdoor seating, including a covered outdoor seating area.

Parking charges _

(Correct as of February 2025)

Southwater Country Park has three car parks.

- The Visitor Centre/Station Road
- Stakers Lane/Ben's Field
- Worthing Road car park at the top end of the park

There are four disabled parking bays marked out in the Station Road car park.
Please be aware that there are height barriers in place in the car parks. If this will affect your visit, please call 01403 731218 prior to travel.

Annual permits are available to purchase. To buy an annual permit,
email parking@horsham.gov.uk. Alternatively, you can pay as you go at the prices below.

April 1 to October 31

Parking charges apply from 9am-6pm on all days of the week.

hour: £1.10, 1-3 hours: £2.20, 3-4 hours: £3.40, All day: £7.00

November 1 to 31 March

Charges apply between 9am and 6pm on all days of the week.

Monday to Friday - £1 all day

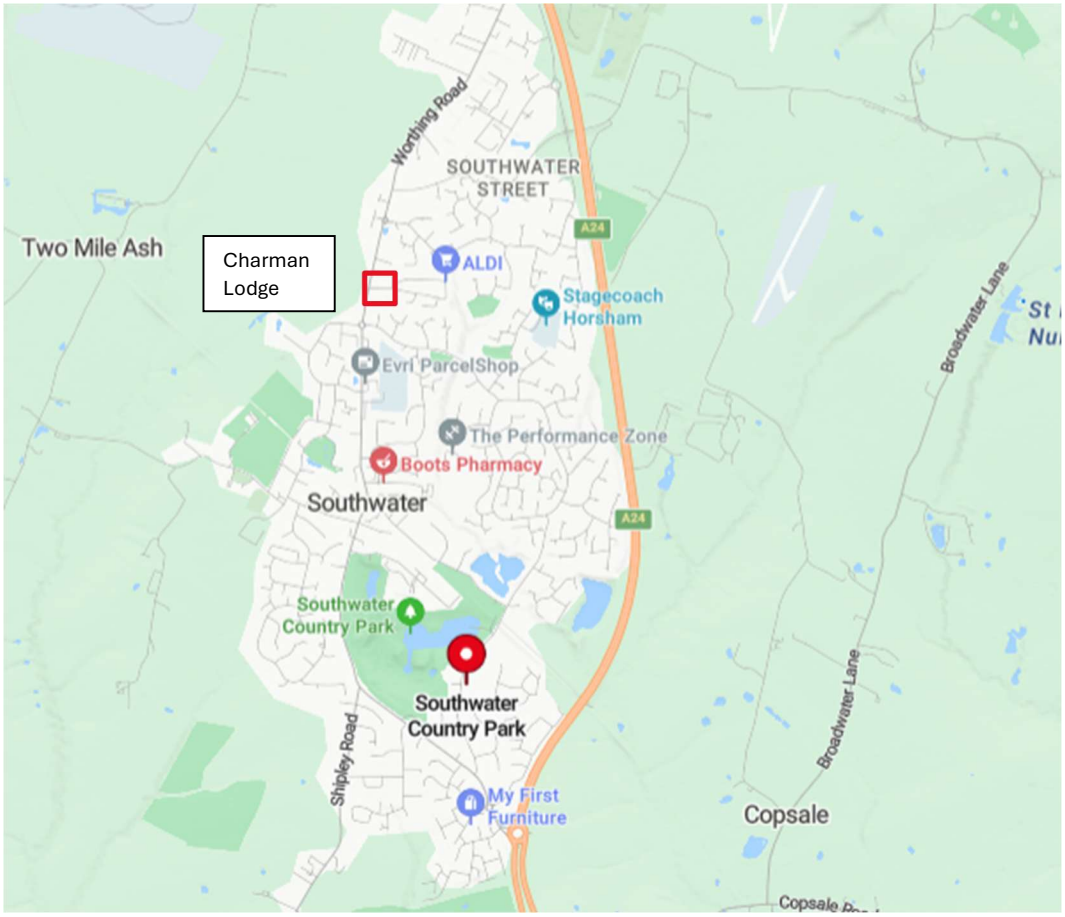
Saturdays and Sundays

hour: £1.10, 1-3 hours: £2.20, 3-4 hours: £3.40, All day: £7.00

Dog walking policy

Between April and September, all dog owners must keep their dogs on leads in Southwater Country Park. This is to protect the local wildlife and is in the interest of other users of the Park as well as for the dogs' own safety.

The café has a dog bowl outside and sells dog treats.



Horsham Park



Find us, parking and facilities

Location - Horsham RH12 2DW

Visit Horsham Park for its wide open spaces, tranquil Sensory Garden and Human Nature Garden, buzzing sports clubs and activity centres, and its excellent children's play area.

Perfect for picnics, barbecues and feeding the ducks, Horsham Park is the best place in town to relax on a sunny afternoon. Head to one of our many cafes for a host of freshly made refreshments, or relax while enjoying live music from the bandstand.



A Green Flag park

We are proud to have achieved a third Green Flag Award in 2024.

The Green Flag Award scheme recognises and rewards well-managed parks and green spaces, setting the benchmark standard for their management across the United Kingdom and around the world.

Facilities

The following facilities are available at Horsham Park.

- Pavilions In The Park leisure centre
- Indoor and outdoor swimming pool
- Changing Places accessible toilet (in Pavilions & Park leisure centre)
- Kaya Café
- The Rec Stop
- Picnic benches
- Tennis courts
- Horsham Park Bowls Club
- Park House Sensory Garden
- Human Nature Garden
- Football pitches

Food and drink in Horsham Park

Kaya: Cafe in the Park

Horsham Park's Kaya: Cafe in the Park is situated in the centre of the park's picnic area, beside the bandstand and North Street car park. It is open daily from 9am-5pm.

Pavilions In The Park Cafe

The Pavilions in the Park Cafe is within the leisure centre, conveniently located for the children's play areas outside. The Café is located on the ground floor.

The Rec Rooms Cafe

The Rec Rooms Cafe is a live entertainment venue in Horsham Park, underneath the bowling alley. The cafe is open daily.

Picnic benches

There are sets of picnic benches in Horsham Park by the Podium and in the children's play area.

Barbecues

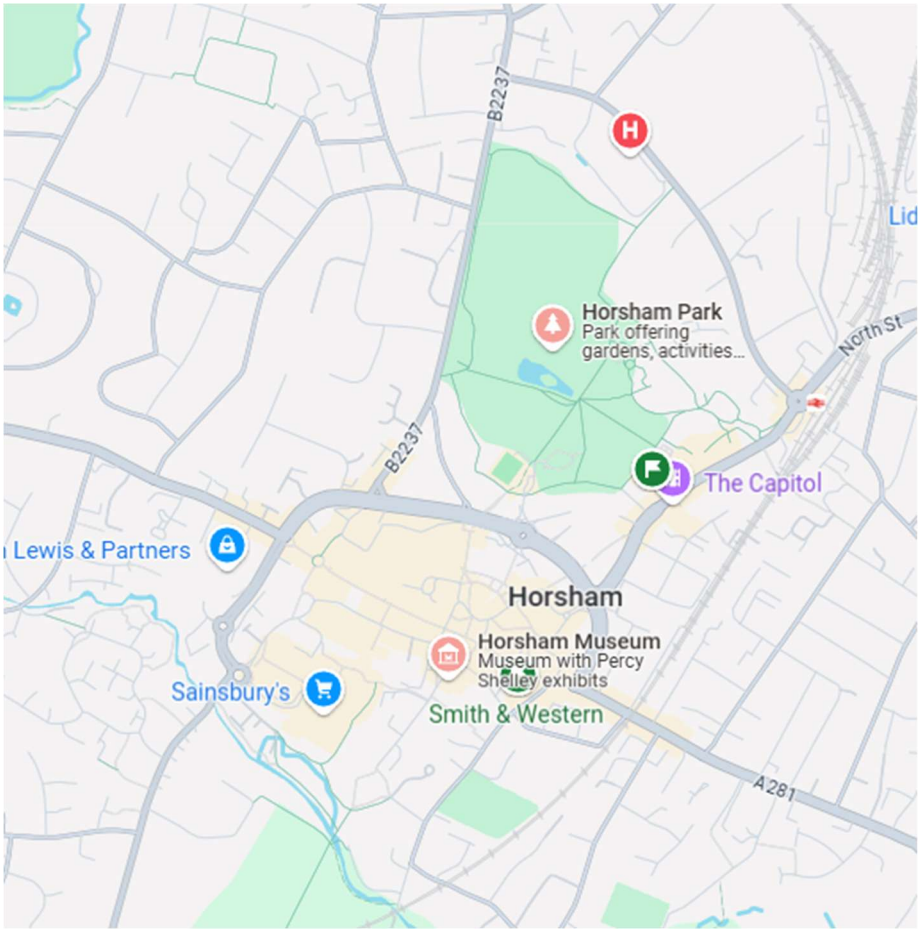
Barbecues are permitted in Horsham Park, but please ensure your barbecue is not placed directly on the grass, to avoid scorching, and that all food and other rubbish is cleared away afterwards. Please also ensure that the barbecue has cooled before placing it in the bins or removing from site.

Car parks

There are four car parks at Horsham Park:

- North Parade
- Hurst Road (Pavilions Leisure Centre)
- North Street
- Jubilee Car Park

Alternatively, Horsham Park is an easy walk from the town centre.



Knepp Estate



The Knepp estate is a historically significant landmark.

Today it is know for:

- A trailblazing 3,500-acre rewilding project that has changed the way we think about nature and how we can heal our planet.
- Estate Gardens
- Garden Visits, Tours & Workshops

  The wild, walled garden is a unique horticultural experiment inspired by what's be learnt from rewilding in the wider landscape here at the Knepp Estate in West Sussex.

  Join one of our garden tours or workshops to learn how they've taken nature-friendly gardening to the next level in the creation of our walled, wild garden. We garden for biodiversity, in the most sustainable way possible, working with, rather than against, nature.

  We offer a range of garden workshops, guided tours and self-guided visits of our climate-resilient, rewilded garden.



Eating

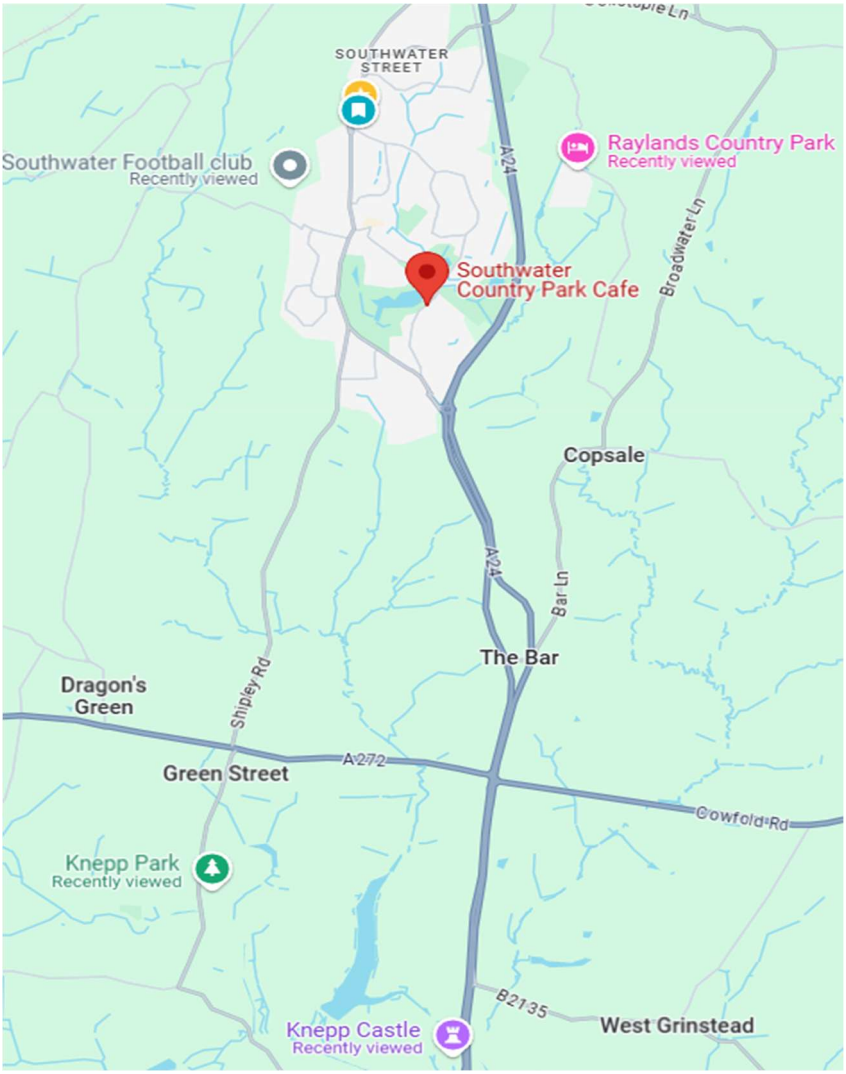
KNEPP Wilding Kitchen

Set in the the heart of Knepp's pioneering rewilding project, our restaurant brings the wild landscape to your plate. We celebrate the best of seasonal British ingredients, from Wild Range meat grown on Knepp, organic produce from our on-site regenerative Market Garden and sustainable fish caught by day-boat on the Sussex coast.

Knepp Castle Ruin Within the estate



The ruin of old Knepp Castle - now no more than a single tower – stands on a grassy mound next to the A24, just south of Buck Barn crossroads. It dates back to the 12th century and was built by William de Braose, lord of the Rape of Bramber - one of the most powerful supporters of William the Conqueror.



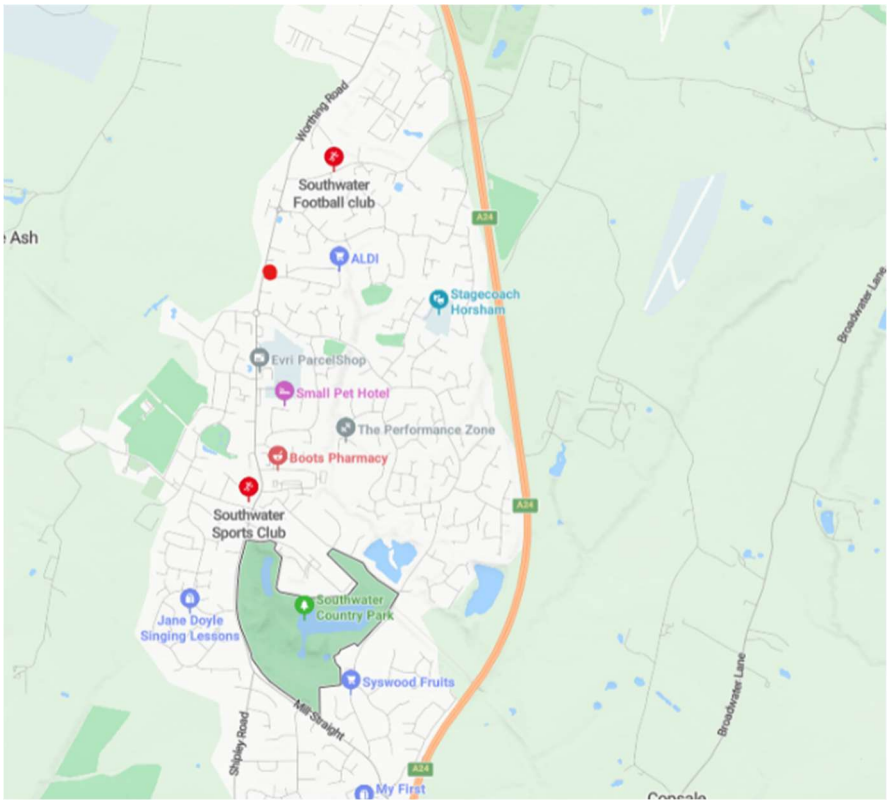
SPORTING FACILITIES

Southwater Sports Club & Southwater Cricket Club

Church Ln, Southwater, Horsham RH13 9BT, Distance 1.2 miles

Southwater Football club

Southwater St, Southwater, Horsham RH13 9DG, Distance 1.2 miles



NATIONAL CYCLE NETWORK

There are opportunities to cycle within the vicinity of the site for visitors and staff nearby. Approximately 1km south of the site the National Cycle Network 223 is situated, accessed via Worthing Road adjacent to Fairbank Road and the parade of shops. NCN 223 stretches from Chertsey to Shoreham-by-Sea on main and quiet roads, passing through Southwater on the shared pedestrian and cycle trail named 'Downs Link'. NCN route 223 is shown in the map. Further to this, the topography of Southwater is conducive to cycling and there are cycle parking facilities which provides suitable cycling opportunities to journey through Southwater and places further afield.



This information pack only shows a small selection of what is around Charmans Lodge & the Southwater & Horsham area.
Other Attractions are:

- The Spitfire experience - The Luth, Wisborough Green, Billingshurst RH14 0BZ
- Horsham Museum 9 Causeway, Horsham RH12 1HE
- Leonardslee Lakes & Gardens - Brighton Road, Horsham RH13 6PP
- Fishers Farm Park - Newpound Lane, Wisborough Green RH14 0EG

<u>Further afield</u>

- Denbies Wine Estate - Bradley Ln, Dorking RH5 6AA
- National Trust - Leith Hill Leith Hill Ln, Dorking RH5 6LY
- Box Hill Country Park - Tadworth
- Wakehurst - Selsfield Rd, Haywards Heath RH17 6TN
- Worthing beach & pier - Marine Parade, Worthing BN11 3QA
- Weald & Downland Living Museum - Town Ln, Chichester PO18 0EU

Please Chat with your Lodge Manager for more information on what is available in the area.

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