Highdown, Muntham Drive
Barns Green, West Sussex

Strutt & Parker

Land and property. Since 1885.

3,996 sq ft (371 sq m) | Freehold
4 reception rooms | 5 bedrooms
5 bathrooms | Garaging | 2.4 acres
Tennis court | Gym | Edge of village
Uninterupted views to South Downs

Guide price £2,350,000

An exceptionally well presented modern house, set in superb 2.4 acre landscaped grounds, with extensive leisure facilities and uninterupted views to the South Downs

Property

With its striking façade, flawless presentation and glorious location, Highdown is set in an elevated position with superb, uninterupted views to the South Downs. The property offers an enviable living environment ideally suited to family life, entertaining and relaxed modern living.

Inside, the meticulous attention to detail is immediately apparent, along with a calming ambience of understated comfort. At the heart of the home, the open-plan kitchen, dining and sitting room provides a bright and airy everyday living space. This convivial setting features three sets of bi-fold doors, creating a seamless indoor-outdoor connection and maximising the scenic views. Fixtures and fittings are sleek and contemporary, with a breakfast bar offering a sociable space for informal dining. Complementing this is a separate sitting room for relaxation, along with a well-fitted study ideal for home working.

On the first floor, accommodation is enhanced by elevated views and comprises four excellent en suite bedrooms, together with a laundry room. The principal bedroom is a sumptuous retreat, complete with a south-facing balcony, dressing room and luxurious en suite bathroom. On the top floor, two further bedrooms provide additional private and flexible accommodation.

Outside

Externally, a standout feature is the exceptional gym located above the garage outbuilding, fitted with wood flooring, wall panelling and a sauna. This versatile building, along with sheltered parking, is situated just beyond the gated entrance, with a gravel driveway leading to the front of the house. The gardens provide a private outdoor haven, with expansive lawns for recreation, manicured shrubs and hedging, a pond and established trees creating a naturalistic setting. A south-facing paved terrace adjoins the rear of the house, offering ideal spaces for outdoor dining and relaxation, while a tree-lined pathway leads to the fully enclosed tennis court.

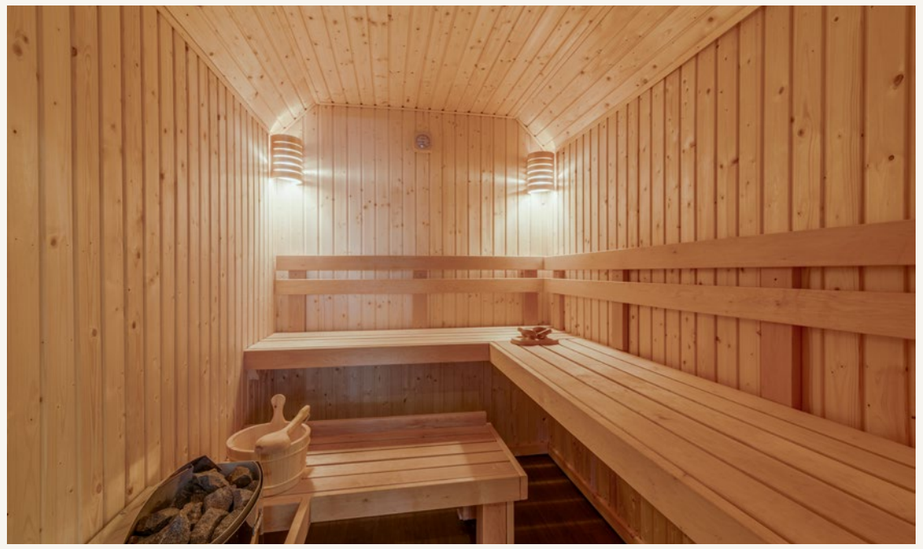
Location

The property is set within a highly desirable semi-rural village in the Horsham district of West Sussex, surrounded by attractive countryside and a strong community atmosphere. Barns Green offers a good range of day-to-day amenities including a village store with Post Office, traditional public house, village hall, sports and recreation facilities, café at nearby Sumners Ponds, and a well-regarded primary school within the village itself.

The area is particularly well served for schooling, with several highly regarded independent schools within easy reach. These include Christ's Hospital School near Horsham, Farlington School in Broadbridge Heath, Handcross Park School near Haywards Heath, and Windlesham House School towards Pulborough. Nearby towns include Horsham, with its comprehensive range of shopping, dining and leisure facilities, and a mainline station offering direct services to London Victoria and London Bridge. Billingshurst also provides rail links to London and a range of local amenities, while Crawley and Gatwick Airport are within convenient driving distance. Road connections are excellent, with access to the A29 and A24 providing links to the wider motorway network and the South Coast.

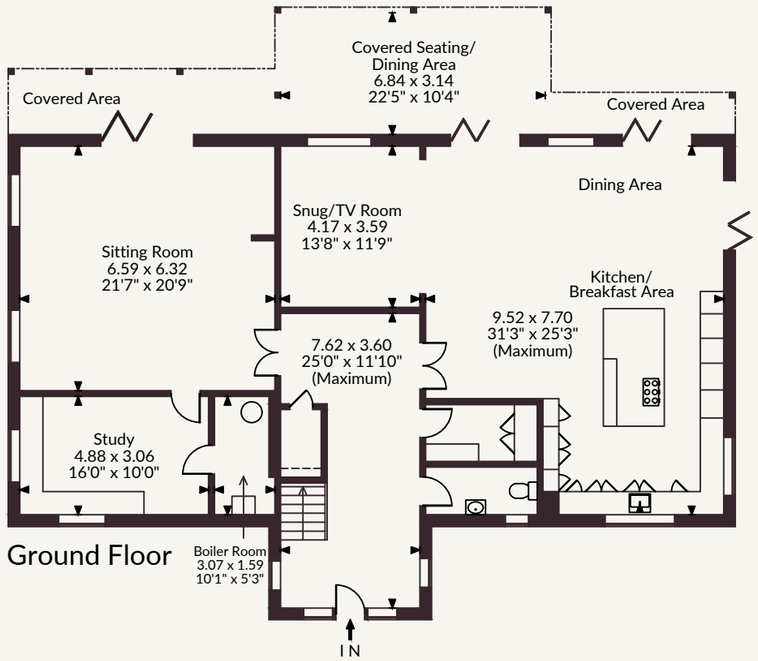
Postcode region: RH13

General
Loal authority: Horsham District Council
Services: Mains water, gas, electricity and private drainage Klargester (compliant with current regulations)
Council Tax: G
EPC rating: B
Tenure details: Freehold
Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

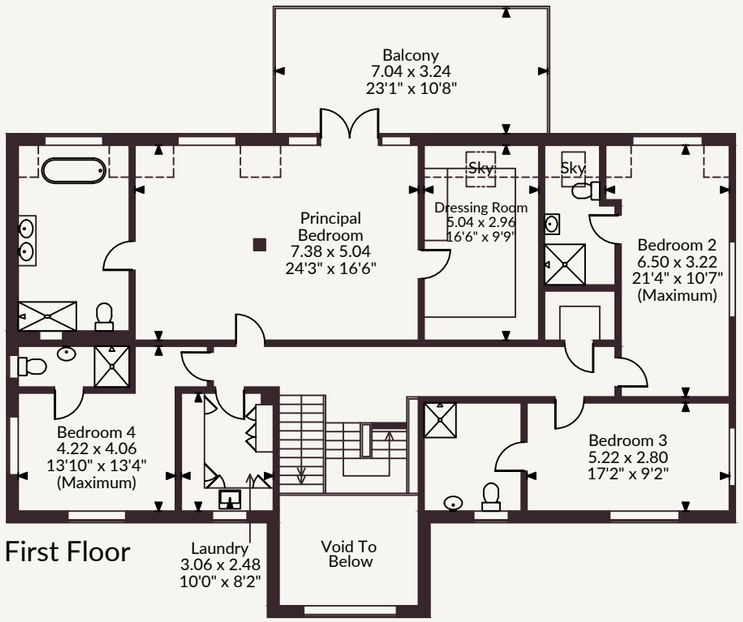


Highdown, Muntham Drive, Barns Green

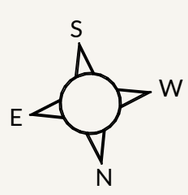
Main House internal area 3,996 sq ft (371 sq m)
Garage Building internal area 1,433 sq ft (133 sq m)
Garden Store internal area 152 sq ft (14 sq m)
Balcony & Carport external area = 621 sq ft (58 sq m)
Total internal area 5,581 sq ft (518 sq m)

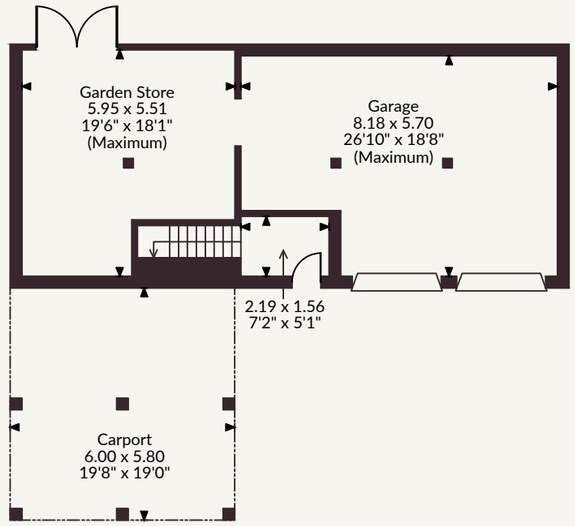


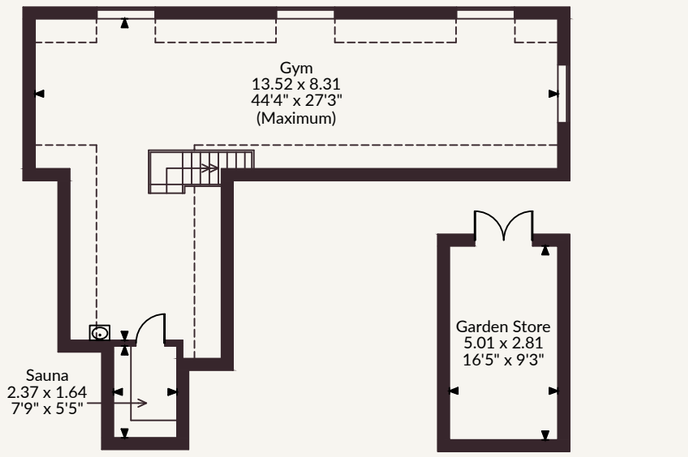
Ground Floor



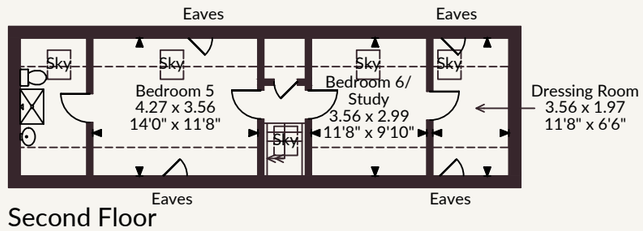
First Floor







Floor Above Garage



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
⌐ ¬ ⌐ ¬ Denotes restricted head height
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