



# Greenhurst Barn

Tismans Common, Rudgwick, Horsham, West Sussex



BNP PARIBAS GROUP 

## A fine period barn conversion home with plenty of character, an annexe, outbuildings and extensive grounds

A handsome barn conversion with a wealth of beautifully appointed accommodation, retaining plenty of original character alongside elegant modern fittings and décor. Set in a picturesque rural position just outside the desirable village of Rudgwick and within easy reach of Horsham and Guildford, yet surrounded by beautiful rolling West Sussex countryside.



**3 HOUSE  
1 ANNEXE**



**5 HOUSE  
1 ANNEXE**



**3 HOUSE  
1 ANNEXE**



**GARAGING**



**2.9 ACRES**



**FREEHOLD**



**RURAL**



**3,715 SQ FT**



**GUIDE PRICE  
£1,600,000**



### The property

Greenhurst Barn is a delightful barn conversion that features splendid weatherboarded elevations outside, while inside there are exposed timber beams and vaulted ceilings, alongside understated, elegant modern styling and fittings.

The heart of the home is the impressive reception room with its galleried landing above and stunning vaulted ceiling with exposed timber eaves and framing. The room offers a splendid space in which to relax or entertain and offers bi-fold doors to both the front and rear gardens, as well as a Scandinavian-style woodburning stove. The ground floor also offers a formal dining room and a 24ft kitchen with slate tiled flooring, modern fitted units, stainless steel worktops and a range cooker, as well as bi-folds opening to the rear decking. An adjoining utility room provides further space for home appliances and storage.

There is also a shower room and two double bedrooms on the ground level, with both bedrooms offering the potential for use as additional reception

rooms if required. Upstairs, the open galleried landing leads to a further two well-presented double bedrooms, including the principal bedroom with its built-in storage and en suite shower room. The first floor also has a family bathroom and a dressing room with fitted wardrobes, while oak stairs continue to the second floor, where there is an additional large double bedroom with eaves storage.

Further accommodation is available in the detached annexe, which, like the main house, is a barn conversion, with exposed timber framing and attractive contemporary décor. The ground floor has an open-plan kitchen and dining area, as well as a sitting room, while upstairs there is a double bedroom and a bathroom.



## Outside

The house is set within extensive gardens and grounds, with various outbuildings and stores. At the entrance, a gravel driveway provides access, as well as parking space for several vehicles. Further parking is available in the detached double garage. The garden includes paved and gravel terracing, as well as timber decking for al fresco dining, including a sunken seating and dining area. There are rolling lawns beyond, bordered by mature trees and hedgerows, with a large open paddock beyond, with stables and a field shelter. The grounds also include a further outbuilding, which is currently used as a home gym.

## Location

The property is situated in a rural position between the villages of Loxwood and Rudgwick. Rudgwick has various amenities, including a local village shop, a parish church, a public house and a primary school, while the large village of Cranleigh offers further amenities, including a selection of shops and small supermarkets. Nine miles to the east, the historic market town of Horsham provides a more comprehensive range of facilities, including a choice of

high street and independent shops, a varied restaurant quarter, a theatre, cinema and a leisure centre. Horsham's mainline station offers services to London Victoria (48 minutes) and London Bridge (60 minutes). There are also excellent road connections to Guildford, Brighton, Gatwick Airport and the M25 Motorway Network, and a choice of recreational and sporting facilities nearby, including Slinfold Golf & Country Club and Horsham Sports Club as well as walking and hiking in the surrounding countryside.



## Distances

- Rudgwick 1.9 miles
- Cranleigh 4.7 miles
- Horsham 9.2 miles
- Warnham 9.8 miles
- Guildford 13.8 miles

## Nearby Stations

- Horsham
- Billingshurst

## Key Locations

- Downs Link
- Leonardslee Lakes & Gardens
- South Downs National Park
- Surrey Hills National Landscape
- National Trust Winkworth Arboretum

## Nearby Schools

- Farlington
- Pennthorpe
- Christ's Hospital
- Rudgwick Primary School
- Loxwood Primary School
- Charterhouse
- Cranleigh
- St Catherines





The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8677578/MJH

### Floorplans

Main House internal area 2,830 sq ft (263 sq m)  
 Garage internal area 325 sq ft (30 sq m)  
 Outbuilding internal area 525 sq ft (49 sq m)  
 Annexe internal area 885 sq ft (82 sq m)  
 Total internal area 4,565 sq ft (424 sq m)  
 For identification purposes only.

### Directions

RH12 3BL

what3words: ///years.interests.famines

### General

**Local Authority:** Horsham District Council  
**Services:** Mains water and electricity, oil-fired central heating, private drainage to septic tank. Private drainage which may not be compliant to current regulations. Further information is being sought.'

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** TBC

**EPC Rating:** House E, Annexe C

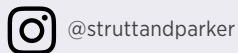
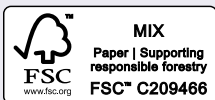
## Guildford

215-217 High Street, Guildford, GU1 3BJ

**01483 306565**

guildford@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken January 2026. Particulars prepared January 2026. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited