



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
£1,700,000**

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





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

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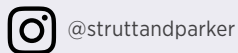
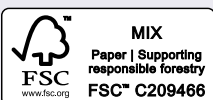


The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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