



Barnsfold Cottage
Barnsfold Lane, Rudgwick, RH12 3BN
Asking Price: £1,895,000 Freehold

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ESTATE AGENT
Est. 1991

*** Idyllic countryside setting * Enjoying approx 2.5 acres of beautifully maintained grounds ***

*** Heated swimming pool with pool house * Home office with air conditioning ***

*** Character property full of original features * Guest/teenagers suite above office * Further outbuildings ***

*** EPC Rating: E ***

Barnsfold Cottage is a beautifully presented period home dating back to the 1500s, offering a rare blend of historical charm and modern family living. Set in a peaceful rural location with stunning countryside views, it's the ideal setting for families looking to slow down and spread out. The ground floor offers flexible living space designed with family life in mind, a light-filled dining room with a large inglenook fireplace, a sunny kitchen/breakfast room that opens into a cosy snug, and a spacious sitting room with French doors leading to the garden. There's also a separate study, perfect for remote working or quiet time. Upstairs, the home is cleverly arranged with four bedrooms accessed from two stairways, offering privacy and flexibility. Two bedrooms feature en suites, and there's a family bathroom as well, ideal for morning routines or hosting guests. Original beams, timber details, and fireplaces add warmth and character throughout, while the layout and updates make it functional for modern family life. Outside, the 2.5 acres of grounds include everything young families dream of: a swimming pool and pool house, a large garden for play and adventure, an apple orchard, productive veggie beds, and even a paddock. A separate outbuilding with an air conditioned office and en suite studio above offers excellent space for working from home, guests, or a teen retreat. Set on a quiet bridleway with no through traffic, surrounded by open farmland, Barnsfold Cottage is a peaceful retreat where kids can roam free and parents can truly unwind, all just a short drive from excellent local amenities.

Tismans Common is a rural hamlet situated on the edge of Rudgwick, a popular Surrey/Sussex border village, with local and private schooling, doctors and dentist surgery and recently extended everyday local store/post office, a chemist and hairdresser. Enjoying access to many rural pursuits, such as walking and riding with beautiful countryside all around including the Downs Link footpath and bridleway providing super walks and cycle routes. The award-winning Firebird craft brewery and The Milk Churn café are super venues to stop off. The large and vibrant village of Cranleigh is just a few miles away for an excellent range of shops, restaurants and leisure facilities. Further services including mainline trains to London are available in nearby Horsham (9 miles) or Guildford (12 miles).

~ Accommodation ~

Entrance: Dining Room: 20' 7" x 11' 8" (6.28m x 3.55m) ~ Kitchen: 12' 0" x 10' 7" (3.65m x 3.23m) ~ Utility ~ Snug: 9' 8" x 7' 10" (2.95m x 2.38m)
Sitting Room: 19' 7" x 16' 10" (5.98m x 5.14m) ~ Study: 9' 1" x 6' 11" (2.76m x 2.12m) ~ Bedroom One with Ensuite Bathroom: 16' 8" x 12' 8" (5.09m x 3.85m)
Bedroom Two: 12' 0" x 10' 3" (3.65m x 3.12m) ~ Bedroom Three with Ensuite Shower Room: 11' 11" x 7' 9" (3.64m x 2.35m) ~ Bathroom

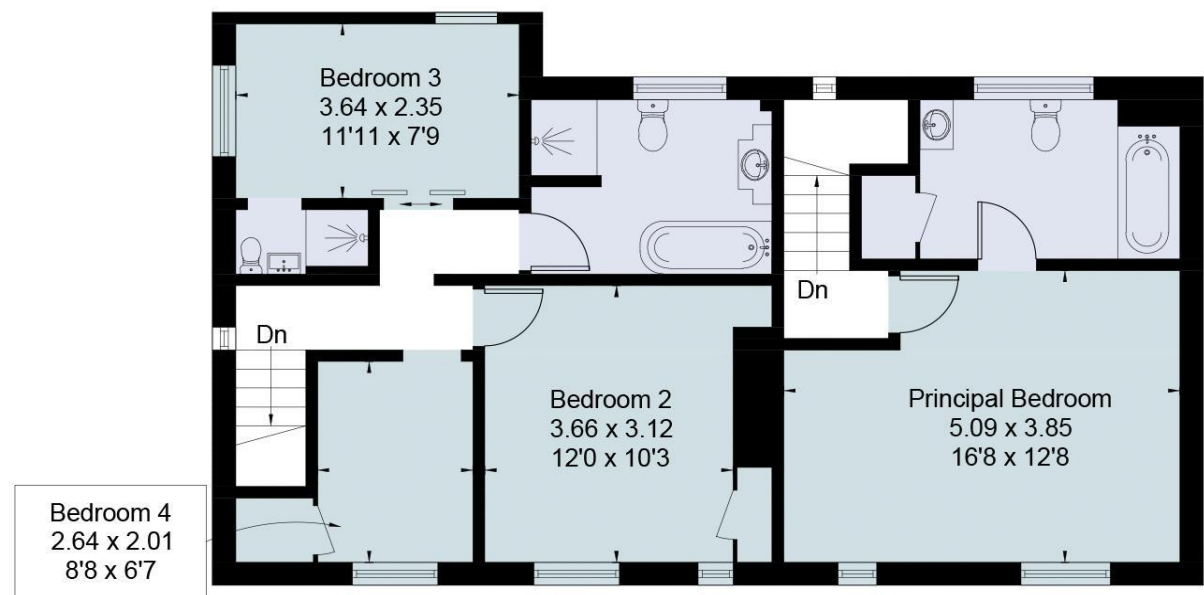
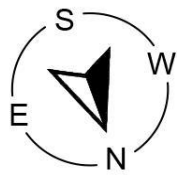
Outbuildings: Garden Office with Cloakroom: 21' 7" x 20' 7" (6.57m x 6.27m) ~ Studio with Ensuite Shower Room: 12' 7" x 11' 6" (3.84m x 3.50m)
Summer House with Ensuite Shower Room: 11' 10" x 9' 8" (3.60m x 2.95m) ~ Plant Room: 7' 5" x 5' 10" (2.27m x 1.77m)
Workshop/Garden Store: 23' 7" x 14' 5" (7.19m x 4.40m) ~ Workshop: 22' 1" x 17' 9" (6.73m x 5.41m)

Directions: Heading south along the A281 towards Rudgwick turn right at the Hornshill crossroads into Hornshill Lane. Continue for approximately 1/4 of a mile taking the first turning right, continue along until the road bears left and Barnsfold Cottage can be found after a short distance on the right hand side.

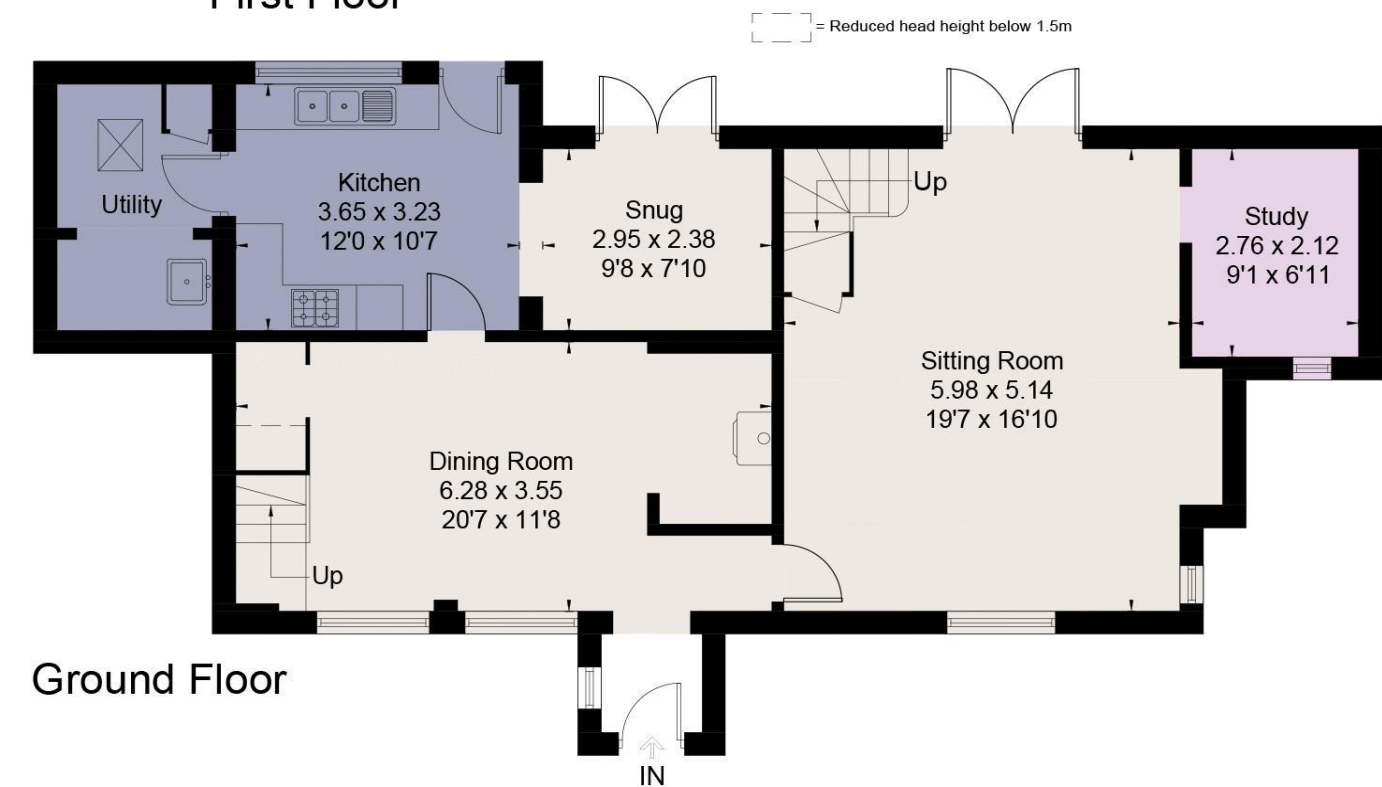
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Horsham District Council. Tax Band: H

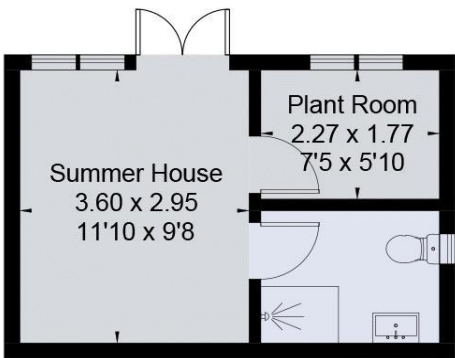
Approximate Floor Area = 1856 sq ft / 172.4 sq m
Outbuildings = 1627 sq ft / 151.2 sq m
Total = 3483 sq ft / 323.6 sq m



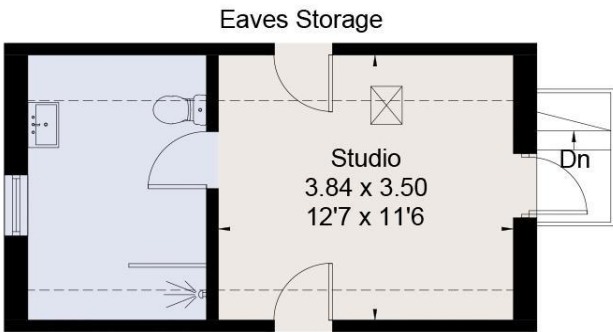
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



Outbuilding - First Floor

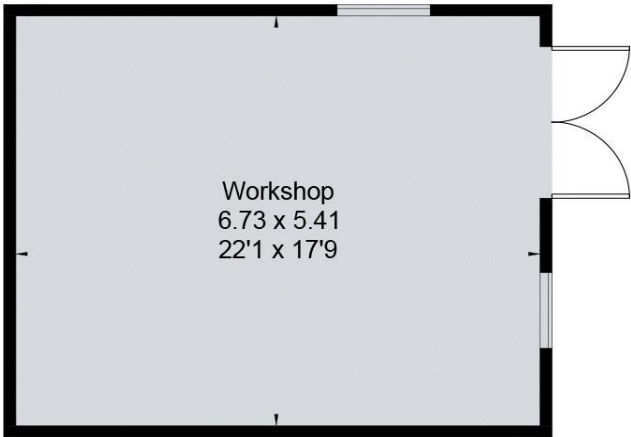


Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)





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