



Old Selsfield
Selsfield Road | Turners Hill | West Sussex | RH10 4PP

OLD SELSFIELD





KEY FEATURES

Set within approximately four acres of tranquil Sussex countryside, Old Selsfield is a beautifully reimagined country house where traditional elegance meets modern sustainability.

Discreetly positioned behind electric gates and surrounded by manicured grounds, this exceptional home offers a sense of privacy, space and serenity—while also delivering the latest in 21st-century comfort, including underfloor heating, solar panels and Cat 6 wiring.

Step inside, and you're immediately struck by the scale and craftsmanship of the magnificent open-plan kitchen, dining and sitting room. Soaring double-height ceilings and a galleried landing create a sense of drama, while the stone flooring, inglenook fireplace with wood-burning stove, and bespoke cabinetry anchor the space in character and warmth. Bi-fold doors invite the outside in, connecting the home to the terrace and gardens beyond.

The kitchen is both a design statement and a true cook's delight—complete with a granite-topped oak island, breakfast bar, integrated appliances including wine chiller and coffee machine, and ample storage. A discreet cloakroom and wine cellar add further practicality, while the adjacent study and generous utility room support a seamless modern lifestyle.

Across the hall, the drawing room is a calm and graceful retreat, echoing the home's heritage with rich panelling, a beautiful fireplace, and French doors that lead out to the rear terrace—perfect for entertaining or quiet reflection.

Upstairs, the galleried landing flows into a spectacular principal bedroom suite. With vaulted ceilings, exposed beams, twin Juliet balconies, and a walk-in wardrobe, it is a sanctuary of space and light. The ensuite bathroom is a showpiece in its own right—featuring a roll-top bath, carved stone basins, and a period fireplace, all finished to the highest specification.

Two further double bedrooms and stylish bathrooms complete the first floor, while the second floor offers two additional bedrooms and a bathroom—ideal for family, guests or flexible working.









SELLER INSIGHT

“When I first walked into Old Selsfield, I simply couldn't think of a single reason not to live here – it's just the most attractive, characterful, and comfortable home,” says the owner of this beautiful country house. “Once through the electric gates, there's a wonderful sense of stepping into a peaceful, private world.”

Set over three floors with the addition of a cellar, the layout has been thoughtfully designed. “All the bedrooms are doubles, even those tucked into the eaves, and each one has its own en suite bathroom,” the owners share. “It's a layout that gives guests real privacy and space.” Downstairs has a relaxed, open-plan feel, with rooms that are perfect for cosy moments and easy living.

Full of period charm, the house was sympathetically extended around ten years ago. “It was once a pub,” the owner says, “and the snug, with its Inglenook fireplace and hidden cupboards, is a lovely reminder of that history.”

Matching the beauty of the house is a truly charming garden. “It's a hugely versatile and enjoyable space,” says the owner. “There are so many areas to discover – from a pond I added during lockdown, which now attracts stunning dragonflies and a visiting heron, to spots for growing vegetables or simply soaking up the sun.” Fully fenced and completely dog-proof, the outdoor space is a peaceful haven, complete with a paddock area, chicken run, greenhouse, sun terraces, and ample room to park and turn vehicles. “From March to May, the garden comes alive – first with daffodils, then cherry blossom, followed by azaleas and rhododendrons. It's stunning.”

While spending time here is a joy, the owner also loves exploring the surrounding countryside. “We have instant access to Selsfield Common, which is cared for by the National Trust and is a real local beauty spot,” they add. “Thanks to the views across the garden and onto The Downs and enjoying wonderful sunsets from the pond, I often don't feel the need to go further than the property!”

“It's such a wonderful home for hosting family and friends, with the one-bedroom barn, two-bedroom cottage, and indoor swimming pool all adding real value to entertaining,” the owner says. “With good road networks in the area and the bonus of not being on the Gatwick flight path, I enjoy both convenience and peace and quiet.” They add, “leaving Old Selsfield, the idyllic setting and my friendly neighbours won't be easy.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.













KEY FEATURES

Beyond the main house, the lifestyle offering continues. A beautifully presented two-bedroom detached cottage provides excellent guest or staff accommodation. The impressive indoor swimming pool complex includes a sauna, hot tub and shower—your own private wellness retreat, available every day.

A traditional thatched Sussex barn completes the picture, cleverly divided into garages, a bedroom suite, workshop and storage. Whether for classic cars, creative projects, or visiting guests, this space offers exceptional flexibility.

The gardens are a peaceful tapestry of lawns, mature trees and woodland borders, offering complete seclusion and year-round interest. The setting is nothing short of idyllic.

Perfectly positioned just outside the charming village of Turners Hill, Old Selsfield enjoys the best of country life with excellent connectivity. Mainline services to London are just over four miles away at Three Bridges, with Gatwick Airport and the M23 also easily accessible. The area is renowned for its excellent schools, outdoor pursuits, and cultural attractions—from the South Downs to Glyndebourne, Goodwood and beyond.

Old Selsfield is more than a home—it is a way of life.

Thoughtfully updated, beautifully styled and superbly equipped for modern living, this remarkable country house offers a rare opportunity to enjoy timeless surroundings with all the benefits of contemporary design.











Approximate Gross Internal Area = 477.5 sq m / 5140 sq ft
 Cellar = 24.1 sq m / 259 sq ft
 Total = 501.6 sq m / 5399 sq ft
 (Excluding Void)



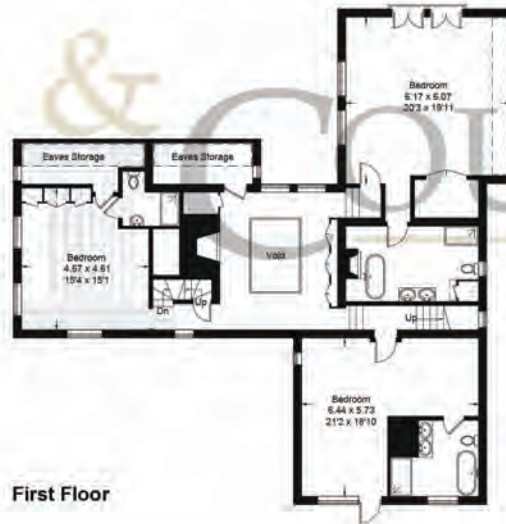
 = Reduced headroom below 1.5m / 5'0"



Cellar



Ground Floor



First Floor



Second Floor

Old Selsfield

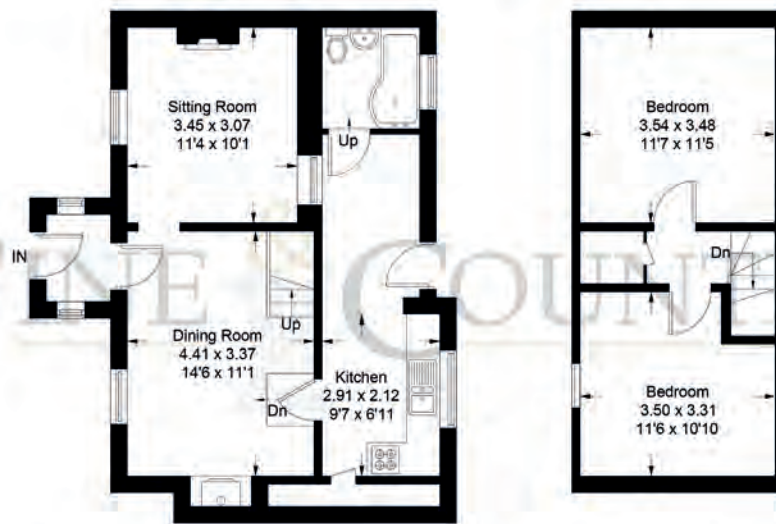


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1191811)

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 = Reduced headroom below 1.5m / 5'0

Cottage = 77.2 sq m / 831 sq ft

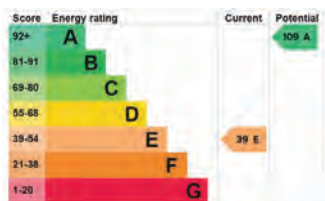


Cottage - Ground Floor

Cottage - First Floor

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The Cottage



LOCATION

East Grinstead Station 4.4 miles

Haywards Heath Station 5.7 miles

Three Bridges Station 6.9 miles

All distances and timings are approximate.

INFORMATION

Council Tax: Band H

EPC Rating: Band D

SERVICES

Mains Gas

Mains Electricity/Solar PV Panels

Mains Water

Heating: Gas

Heating: Radiators/Underfloor/Wood Burner

Water Heating: Gas/Electric/Oil/Solar Panels/Air Source Heat Pump/

Ground Source Heat Pump

Easements may apply to this property. Please speak to the agent/your conveyancer for more information.

VIEWINGS - By appointment only with Fine & Country Reigate & East Grinstead. Please enquire and quote ARA250028

 = Reduced headroom below 1.5m / 5'0"

Barn = 115.5 sq m / 1243 sq ft
Cottage = 77.2 sq m / 831 sq ft
Pool House = 163.9 sq m / 1764 sq ft
Green House = 33.8 sq m / 364 sq ft
Total = 390.4 sq m / 4202 sq ft



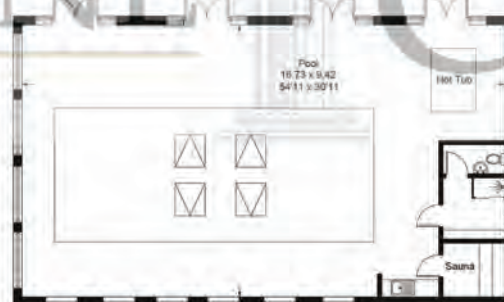
Barn - Ground Floor

Barn - First Floor



Cottage - Ground Floor

Cottage - First Floor



Pool House



Greenhouse
10.38 x 3.26
34'0 x 10'8

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