

Barfield House, Rudgwick, Horsham, West Sussex

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# A modern home, blending traditional architectural style with contemporary living spaces, in a magnificent setting.

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## Summary of accommodation

### Main House

**Ground Floor:** Entrance hall | Drawing room | Dining room  
Study | Kitchen, dining and family room | Utility room  
Cloakroom

**First Floor:** Principal bedroom with sitting area, two dressing rooms and en suite bathroom

Two further bedrooms with en suite shower rooms

**Second Floor:** Bedrooms four and five, both with en suite shower rooms | Media/games room

### Garden and Grounds

Swimming pool | Pool plant room | Garden shed

**In all about 0.47 acres**



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## Situation

Barfield House is situated in a charming village setting on the edge of Rudgwick which provides shopping for day to day needs as well as two public houses, whilst more extensive facilities are available in Horsham and Cranleigh.

There are many schools within the area including Farlington in Horsham, Cranleigh School, Charterhouse and Prior's Field in Godalming and St Catherine's in Bramley.

In addition are excellent sporting facilities in the area including golf at Slinfold Park and the West Sussex in Pulborough, polo at Cowdray Park, Midhurst and sailing on The South Coast. The property is surrounded by acres of open countryside ideal for walking, riding and cycling.

The excellent local road network provides access to Horsham to the east and Guildford to the north, whilst the A24 and A3 provide access to the M25 National motorway network and the international airports of Heathrow and Gatwick.

Fast train services run from Horsham to London Victoria taking 45 minutes.

## Distances

Rudgwick village centre 0.5 miles, Cranleigh 4.5 miles, Central London 37.5 miles.

Horsham station 9.5 miles (from 56 minutes to London Victoria), Dorking station 13.6 miles (from 57 minutes to London Waterloo), Guildford mainline station 13.4 miles (from 37 minutes to London Waterloo).

M23 (Crawley) 20.6 miles, M25 (Junction 9) 20.9 miles.

Heathrow Airport 40.5 miles, Gatwick Airport 18.2 miles

(Distances and times approximate)





## Barfield House

Barfield House is a fabulous modern home of great architectural merit with superb contemporary family and formal internal spaces in a wonderful garden with a swimming pool on the edge of a sort after village, the build was completed in 2020.

The generous internal spaces comprise a brilliant entrance hall, massive drawing room, charming dining room, superb study and a magnificent kitchen, dining and family room with massive folding windows leading to the terrace with views

over the garden and swimming pool. There are also a guest cloakroom and utility room.

On the first floor in addition to the superb principal bedroom suite with its own sitting room, two dressing rooms and ensuite bathroom are two substantial bedrooms both with shower rooms. On the second floor there are two further bedrooms both with ensuite shower rooms and an enormous games/media room.









## Garden and Grounds

To the front of the house is a generous parking and turning area. To the rear of the house is a wonderful garden of sweeping lawns, a delightful terrace and swimming pool with a further raised terrace all enclosed with a mature

hedge, beyond which are superb views over the surrounding countryside.

## Outbuildings

There is a swimming pool plant room and a garden shed.



Approximate Gross Internal Floor Area

372 sq m / 4,004 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.





## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity, drainage and an air source heat pump with underfloor heating throughout. Separate air source heat pump for the swimming pool.

**Local Authority & Council Tax Band:** Horsham District Council. 01403 215100. Band H

**Planning Permission:** DC/18/1513 and DC/18/2226

**Energy Performance Certificate Rating:** Band B

**Postcode:** RH12 3DE

**What3words:** ///enacts.presses.fearfully

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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