



Stubbons Lynwick Street, Rudgwick

Guide Price £1,150,000

Stubbons Lynwick Street

Rudgwick, Horsham

This superbly presented and characterful 16th-century **Grade II listed family home** combines timeless charm with generous living and bedroom accommodation, extending to approximately **2,429 sq. ft.** Set within a substantial plot that backs onto **open countryside**, the property enjoys a tranquil position on the fringes of **Rudgwick Village**. Beyond its beautifully proportioned interiors, the home also benefits from a **separate garden studio/potential annexe**, additional outbuildings, greenhouse and excellent parking facilities including a **large driveway and a double car barn garage**.

A welcoming **reception hallway** leads into the main living room, centred around a **delightful brick-built fireplace** with a wood-burning stove. French doors open out to the rear terrace.

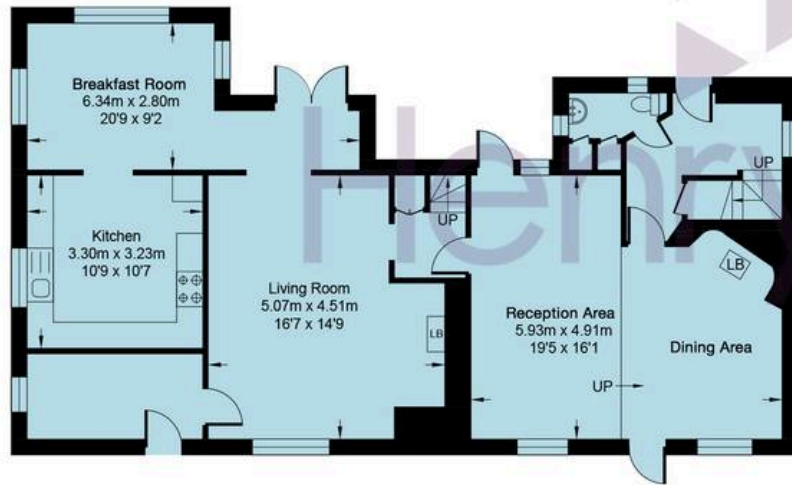
To the rear, a **separate breakfast room** enjoys fine views across the gardens and is partially open to the **well-designed cottage-style kitchen**.

The **second wing** of the ground floor features an additional generous reception room, complete with a **stepped dining area** and a **second brick-built fireplace** housing a log burner.

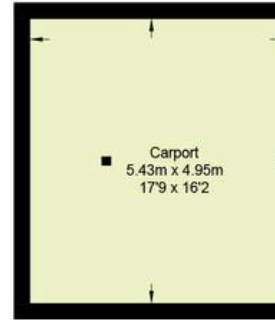
Upstairs, there are **four bedrooms** in total. The **principal bedroom** benefits from an **en-suite shower room**, while the opposing wing offers a **further shower room**. In addition, there is a **family bathroom** adjoining bedroom four, ideal for guests or children.



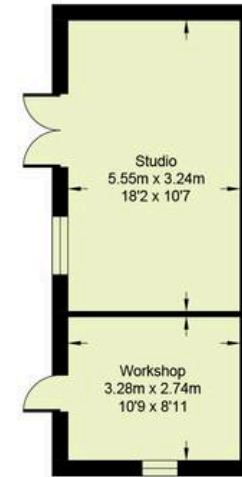




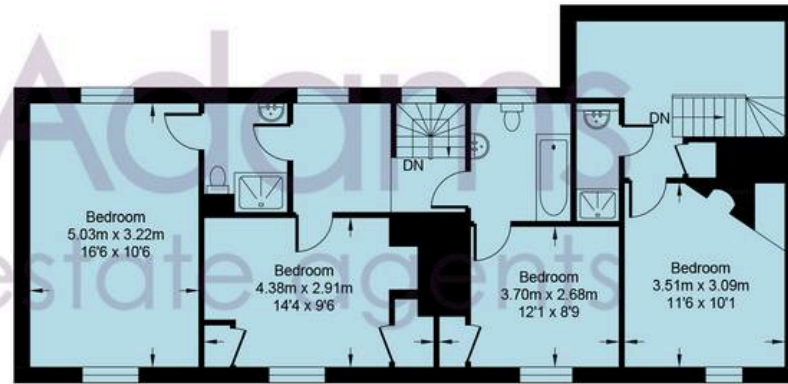
GROUND FLOOR



CARPORT



OUTBUILDING



FIRST FLOOR



Lynwick Street

Approximate Area = 1843 sq ft / 171.2 sq m

Outbuilding = 296 sq ft / 27.5 sq m

Carport = 290 sq ft / 26.9 sq m

Total = 2429 sq ft / 225.6 sq m

For identification only - not to scale



Grounds and Outbuildings

Occupying a **generous double-width plot**, the gardens and grounds are a true highlight of the property. The rear garden is beautifully landscaped, featuring **extensive level lawns** bordered by vibrant **herbaceous beds** that provide colour and interest throughout the seasons.

Multiple **seating and dining terraces** offer ideal spaces for outdoor entertaining during the warmer months. A **substantial detached garden building** provides a superb additional family room with **vaulted, beamed ceilings** and large doors opening onto the terrace—perfect for use as a studio, office, or guest accommodation.

To the front, the property continues to impress with **manicured lawns**, mature shrubs, and **electric gate** leading to the **driveway and car barn area**, ensuring both privacy and convenience

Council Tax band: G

Tenure: Freehold







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.