



Stubbons Lynwick Street, Rudgwick

Guide Price £1,250,000

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.







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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