

# THE RED HOUSE











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LOXWOOD ROAD, BUCKS GREEN, RUDGWICK, HORSHAM,  
WEST SUSSEX, RH12 3DR

A remarkable Grade II listed Sussex Farmhouse with substantial accommodation over three floors and exceptional equine facilities. A detached three-bedroom cottage, one-bedroom grooms flat, stable yard with 12 boxes, sand school, several barns, all within glorious gardens and grounds of approx. 21 acres.

- Panelled entrance hall, drawing room, dining room, study
- Generous farmhouse kitchen/ breakfast room with an Aga and central island
- Utility/ boot room, two cloakrooms
- Principal bedroom with en-suite bathroom
- Five further bedrooms, four bathrooms (three en suite)
- Detached three-bedroom cottage with its own private garden
- One-bedroom groom's flat
- Heated swimming pool, pool building/ gym and wine store
- 11 boxes, tack room, feed stores, hay barn
- 60m x 40m Sand school, Horse walker,
- Registered livery business
- Potential mixed-use SDLT saving (subject to confirmation)
- Landscaped gardens, with a glasshouse, paddocks, fields, and a small area of woodland
- In all 21 acres





## THE LOCATION

The Red House is situated in an outstanding semi-rural position, close to the Surrey/Sussex border and about 1 mile to the south-east of the village centre of Rudgwick, which provides local amenities including shops, a doctor, a dentist, a village inn and a church.

The villages of Cranleigh and Billingshurst are each about five miles away and provide excellent facilities, whilst the larger centres of Horsham and Guildford are 7 miles and 15 miles respectively.

From Horsham, there is a mainline rail service to London Victoria (from 52 minutes) and from Guildford to London Waterloo (from 37 minutes).

There are excellent sporting and recreational facilities in the area, including golf at The West Sussex (near Pulborough), The West Surrey (near Milford), Slinfold, Cranleigh, and Rookwood (Horsham), racing at Goodwood and Polo at Hurtwood Park and Cowdray Park.

Within a short distance, there are excellent schools including village schools, Pennthorpe (Rudgwick), Farlington, Seaford College, Cranleigh School, St. Catherine's (Bramley), and Charterhouse at Godalming.























## THE PROPERTY

The Red House is a distinguished Grade II listed Sussex farmhouse dating back to circa 1640, lovingly restored to blend timeless architectural heritage with refined modern living. Nestled in 21 acres of beautifully landscaped gardens, rolling paddocks, and private woodland, this exceptional country estate offers the perfect fusion of rural tranquillity and equestrian excellence.

With extensive accommodation across three elegant floors, The Red House is both a grand family home and a fully equipped equestrian haven. From its rich oak-panelled entrance hall to its classically styled farmhouse kitchen and sun-filled drawing room, every space exudes character, comfort, and craft. A collection of beautifully proportioned reception rooms—including a formal dining room with a stunning inglenook fireplace—invites both relaxed family living and gracious entertaining.

Upstairs, the principal bedroom suite enjoys elevated views across the countryside and includes a spacious en-suite bathroom. A total of six bedrooms and a variety of flexible spaces across the upper floors offer comfort, privacy, and versatility for family or guests.

Beyond the main house, the estate includes a charming three-bedroom detached cottage with its own private garden, and a self-contained one-bedroom groom's flat—ideal for multi-generational living, guests, or staff accommodation.

The outdoor amenities are every bit as impressive. Manicured formal gardens give way to a tranquil pond, kitchen garden, and a substantial glasshouse. A wall-enclosed, south-facing swimming pool—complete with a stylish pool house/gym and outdoor entertaining area—makes summer living an absolute joy.















## INFORMATION

### FIXTURES & FITTINGS

Carpets, curtains, light fittings and garden statuary are excluded from the sale, but some items may be made available by separate negotiation

### SERVICES

Mains water, electricity and drainage, oil fired central heating

### TENURE:

Freehold

### LOCAL AUTHORITY:

Horsham District Council

Tel: 01403 215100

### DIRECTIONS:

RH12 3DR

What3Words: register.dentures.motorist









# EQUESTRIAN EXCELLENCE

For the discerning equestrian, The Red House offers an unrivalled set-up:

- 11 Victorian brick and modern timber-built boxes
- Victorian feed stores and tack room
- A 60m x 40m sand school with floodlights
- Horse walker and multiple field shelters
- Extensive barns and hay storage
- Registered livery business

All beautifully laid out around a central yard and complemented by vast paddocks, a small woodland copse, and far-reaching views across the rolling Sussex landscape.

Located behind secure electric gates, the estate offers multiple access points, generous parking, and a double garage. The secondary service drive ensures privacy and efficient access to the yard and equestrian areas.

## ADDITIONAL BENEFITS

- Mixed-use SDLT saving potential (subject to verification)
- Idyllic rural setting with excellent access to transport links and local amenities

A rare opportunity to acquire a true legacy property with income potential.



















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 any decisions reliant upon them.



Approximate Gross Internal Area  
Yard Layout: 6908 sq ft / 641.78 sq m  
Grooms Flat: 645 sq ft / 60.00 sq m





