



Tismans Common, Rudgwick, Nr Horsham, West Sussex  
£5,500 pcm excl., including gardening

A beautifully restored period country house, newly renovated to an extremely high standard,  
in the heart of the West Sussex countryside

THE  
COUNTRY  
HOUSE  
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**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 4/5**

**Key Features:**

NEWLY RENOVATED TO AN EXTREMELY HIGH STANDARD  
Fully Fitted Kitchen with AGA and Separate Utility Room  
Dining Room and Sitting Room with Wood Burner  
Snug/Study/Bedroom Five  
Oak Framed Conservatory/Cloakroom/Cellar  
Three Double Bedrooms (Two With En Suite)  
Family Shower Room  
Master Bedroom with Dressing Area, En Suite and Study  
Double Garage with Store  
Gardens with Stream and Pond

**Description:**

This is a beautifully restored period country house. Situated on a quiet rural lane amidst glorious countryside.

The property sits within a one acre plot surrounded by fields and woodland. The garden is well planted in the traditional cottage style with a large lawn. A stream runs behind the cottage overlooked by decking, leading from the conservatory.

This delightful property is a short drive [8 miles] from the thriving town of Horsham with its wealth of shops, and eateries along with a main line station (Victoria Station in one hour), Cranleigh [5 miles] with its renowned school or Wisborough Green [6 miles] with its quintessential English cricket pitch and pubs.

The property is now offered for rental having undergone a complete restoration to modernise yet at the same time enhance its period character. With the installation of a kitchen and utility room and bathrooms, all with top of the range fixtures and fittings, a new heating and high pressure water system, lighting and electrics and re-carpeted throughout.

**Situation:**

- There are excellent road and rail network links.
- Gatwick airport is an easy 35min drive by car.
- Cowdray Park Midhurst with both Polo and golf course.
- Nearby Goodwood and Cowdray Park offering horse racing, Polo, motor sport, golf courses and country club.
- The coast with Chichester harbour and West Wittering are approximately 25 miles to the south.
- A host of footpaths, bridleways and cycle routes locally.
- There are a number of independent schools within easy reach including Cranleigh, Pennthorpe, Farlington, Dorset house, Seaford College, Great Ballard and numerous excellent state and private schools in Horsham.

**AVAILABLE NOW**

**Local Authority:** Horsham District Council

**White Goods:** Gas Fired AGA, Electric Cooker, Fridge / Freezer, Dishwasher, Washing Machine and Tumble Dryer

**Heating:** Oil fired

**Drainage:** Private

**Blinds:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Included



**Viewing:**

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

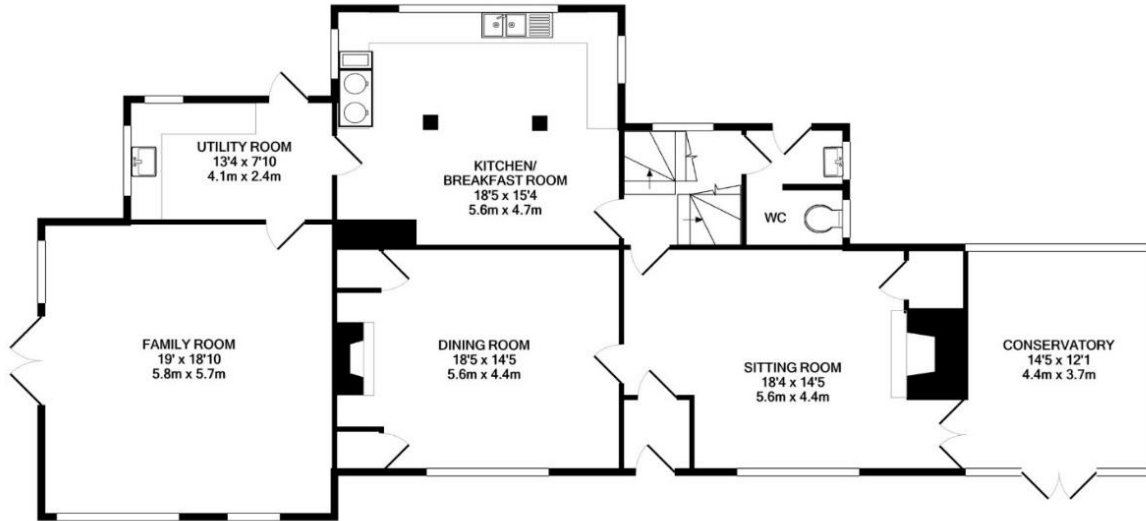
Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



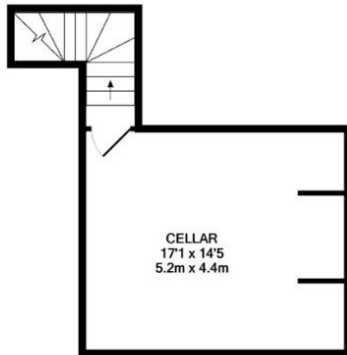




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72   c
55-68	D	57   d	
39-54	E		
21-38	F		
1-20	G		



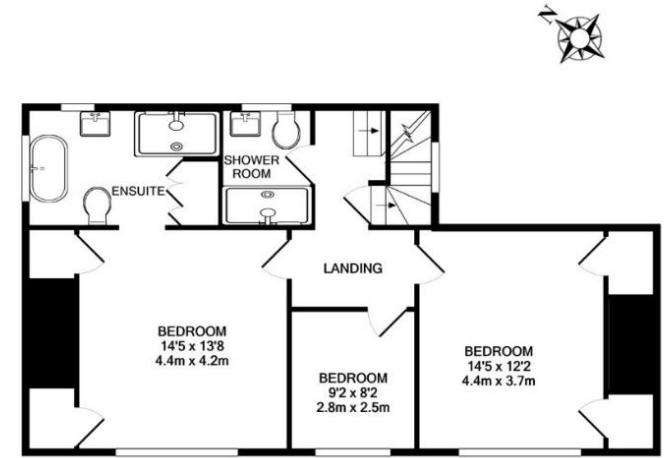
GROUND FLOOR  
APPROX. FLOOR  
AREA 1601 SQ.FT.  
(148.7 SQ.M.)



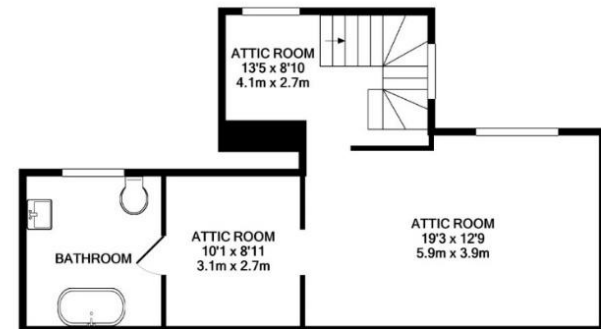
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 291 SQ.FT.  
(27.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 3168 SQ.FT. (294.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
APPROX. FLOOR  
AREA 749 SQ.FT.  
(69.5 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 527 SQ.FT.  
(49.0 SQ.M.)



## The Country House Company

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