

THE MODERN HOUSE



*Horsham, West Sussex
Sold*

Bashurst Hill

This exceptional five-bedroom modern house is set in over an acre of beautifully landscaped gardens. It forms part of a wonderfully quiet and secluded hamlet in the West Sussex countryside. The internal living space is incredibly light and spans over 3,100 sq ft across two storeys, with a verdant woodland backdrop and views across the surrounding open countryside from each level. While the house occupies a sought-after rural location, London is easily reached in under one hour, with regular and direct rail services running to Victoria from Christ's Hospital station (less than a 10-minute drive away).

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*South-East England
Sold*

Bashurst Hill

The Tour

Set back from a quiet country lane at the end of a private road, the house is positioned low in its plot to provide an excellent level of privacy. Access is via a gated driveway with a generous provision of off-street parking; there is also a double garage set to one side. The wonderfully contemporary timber façade is punctuated with expansive sections of glazing, creating a striking silhouette amidst the undulating gardens. The side entrance has been carefully thought through for rural living and leads directly into a large cloakroom and utility space, which has a shower specifically for washing dogs.

The main ground floor living spaces are arranged in a predominantly open plan, which has been designed to adapt with ease to both the practicalities of family life and social entertaining. Striking full-height glazing throughout creates a visual connection to the surrounding gardens and invites a wonderful quality of natural light to flood in during the day. High-quality materials and finishes have been selected with meticulous attention to detail, all perfectly in keeping with the architectural integrity of the building. Swedish timber flooring and micro cement run underfoot, creating a sense of visual continuity throughout the interior.

Simple linear forms direct the layout of the contemporary kitchen and dining area, where appliances are neatly housed within bespoke cabinetry and a central island provides an excellent space for cooking. The living area is positioned opposite, with sliding walls of glass framing verdant views and opening the entire space onto the terrace and gardens in warmer months.

A central double-height hallway forms a natural circulation point and creates a sense of flow to the layout. This leads to the second reception room and one of the five bedrooms, which could also be reconfigured as a study or home workspace. The visually arresting open-tread staircase ascends to four en suite bedrooms on the first floor, where floor-to-ceiling glass walls frame views onto the gardens from every angle. The main bedroom suite is positioned on the easterly wing and has a large interconnected bathroom, a walk-in wardrobe and sliding glass doors that open onto the balcony.

Outdoor Space

The terraces have been orientated to optimise the south-facing light and provide an ideal position for alfresco dining in the summer months, with borders dense in herbaceous plants, perennials and prairie-style grasses. Undulating lawns surround the house, with mature woodland forming a natural border.

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The Area

Bashurst Hill provides a fantastic balance of quiet, rural living and easy city commuting. The towns of Horsham and Billingshurst are almost equidistant from the house and both are renowned for their lively community spirit.

Horsham, a 10-minute drive away, is a historic West Sussex market town, 31 miles south-west of London and 19 miles north-west of Brighton. Originally established as a centre for horse-trading in medieval times, hence the name, it later became known for brick-making and brewing. Today it is a popular place to live thanks to its historic architecture, excellent transport links, outstanding schools and beautiful surrounding countryside.

The nearest train station to Bashurst Hill is Christ's Hospital, around two and a half miles from the house, which has regular and direct services to London Victoria in around 53 minutes. Access to the A24 is also around two miles away, providing easy access to Gatwick Airport, the M23 and the wider national motorway network.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.