

BY DESIGN



The Studio
Handcross Road, Staplefield, RH17 6EE

The Studio

A unique barn conversion surrounded by National Trust countryside in the heart of Sussex

Situated on the outskirts of the sought-after village of Staplefield, The Studio enjoys an enviable countryside setting, surrounded by woodland, open countryside and National Trust-owned land. With beautiful rural walks and the wider Sussex countryside immediately surrounding the property, yet the village, Cuckfield and Haywards Heath all within easy reach, it offers a wonderful balance of rural seclusion and everyday convenience.

Believed to date in parts from the late 1500s, The Studio is a truly individual barn conversion, thoughtfully designed to combine the character and architectural features of the original building with the comforts and style of modern family living. Exposed beams, original stonework and brickwork sit alongside contemporary finishes, creating a home that feels both authentic and beautifully considered.



4 Bedrooms



2 Bathrooms & W/C



Double car port,
Barn storage &
Gated driveway



3666
sqft



Accommodation

At the heart of the house is an impressive open-plan kitchen, dining and family room, creating a relaxed space for everyday life and entertaining. The bespoke freestanding Fired Earth kitchen features a central island, electric range cooker, American-style fridge/freezer, integrated dishwasher and walk-in larder. Fired Earth tiled flooring, a contemporary slate fireplace with space for a wood-burning stove and glazed doors open directly onto the enclosed courtyard.

The drawing room occupies part of the original late-1500s barn and is particularly atmospheric, with exposed timbers, beams and stonework, a vaulted ceiling and an impressive working fireplace. An adjoining office/snug, with exposed brickwork, creates a flexible space for working from home, relaxing or reading.

The principal bedroom has a vaulted ceiling, en suite shower room and views across the garden. Three further double bedrooms are served by a beautifully appointed family bathroom with a freestanding bath and walk-in shower. The accommodation is complemented by a useful additional WC, with the potential for further adaptation if required.





Outside / Location

Outside, the gardens are a truly special feature of The Studio. Beautifully established and thoughtfully arranged into a series of distinct spaces, they offer a wonderful sense of tranquillity and privacy, with something to enjoy throughout the seasons.

The walled courtyard is perfect for entertaining, with a central pagoda and climbing jasmine, while beyond, a shingle terrace overlooks two ornamental ponds, creating a tranquil spot to relax and enjoy the surrounding countryside.

There's also a substantial 20-foot greenhouse, three garden stores, a large log store, plus a two-bay open car barn and generous private parking.

Staplefield is a much-loved Sussex village, with a village green, two pubs, a primary school and cricket field, while nearby Cuckfield offers independent shops, cafés and restaurants.

Haywards Heath is just over five miles away, with a mainline station providing direct services to London.

Surrounded by National Trust countryside, woodland and beautiful walks, the area is also well served by highly regarded schools, making this a truly special place to call home.





Additional Property Information

- Mains electricity, mains water and private drainage
- Oil-fired central heating
- Council tax band: G
- EPC: E
- Tenure: Leasehold
- Freeholder: The National Trust
- Ground rent £260 per annum

The Studio, RH17

Approximate Gross Internal Area = 210.6 sq m / 2267 sq ft

Approximate Outbuildings Internal Area = 129.9 sq m / 1399 sq ft

Approximate Total Internal Area = 340.5 sq m / 3666 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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National audience
local knowledge