



Price range £550,000 - £575,000

Barley Mews, Rudgwick, West Sussex





Barley Mews, Rudgwick, West Sussex, RH12 3XL

Offered chain free, this immaculately presented three bedroom house was built to exacting standards by Berkeley Homes in 2020. Featuring high specification fixtures and fittings throughout, the property is tucked away on the edge of the Windacres Farm development, within walking distance of Pennthorpe School, the pre-school, Rudgwick primary school, village shop and medical centre / dentist.

With almost 1100sq ft of living space over two floors, this lovely home offers family-friendly accommodation including a kitchen / diner with AEG appliances and an open plan lounge / dining room which feels bright and airy, thanks to two large skylights, plus windows to the side and rear. Upstairs, two of the bedrooms are doubles and feature built in wardrobes, the principle bedroom also having a beautiful ensuite shower room. The third bedroom is currently used as a study and there is a smart bathroom, perfect for relaxing in at the end of the day. The wraparound garden is surprisingly large, with plenty of space for children to play or for adults to entertain. An allocated parking space sits right outside the front door, with further parking available in a nearby carport.

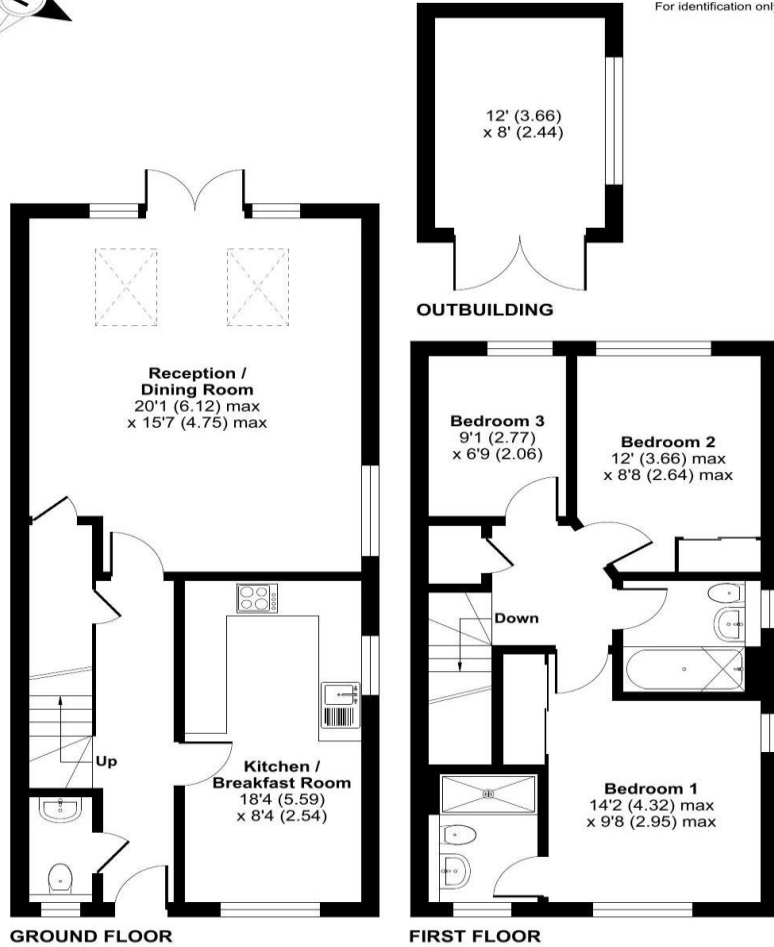


Rudgwick is a very friendly, welcoming village with wonderful walks along the Downs Link. It has two pubs, "The Milk Churn" cafe and farmshop, "Firebird" brewery shop and bar and an active village hall. Neighbouring Cranleigh offers further facilities, with mainline stations available at nearby Horsham and Guildford.



Barley Mews, Rudgwick, RH12

Approximate Area = 1099 sq ft / 102.1 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 1195 sq ft / 111 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Lundy-Lester Ltd. REF: 1158762



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			97
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.