



Price Range £775,000 - £825,000

Church Street, Rudgwick

kw **MARTIN LUNDY**
ESTATE AGENTS

Church Street, Rudgwick RH12 3EE

Believed to date back to 1895, this handsome Victorian property offers approximately 2000sq ft of well proportioned living space, tucked away at the end of a shared private driveway, just off Church Street.

With high ceilings and sash windows, this light and airy family home features a dual aspect kitchen, downstairs loo / utility room and a wonderful living / dining room with cosy woodburner. The conservatory overlooks the large, secluded garden with plenty of space for children to play, or for adults to relax with friends. Upstairs, all three bedrooms are doubles, there's a modern shower room, plus a very useful loft area with ladder and window to the side. This could potentially be converted, subject to the usual consents being obtained.

Standing in a delightful plot of a third of an acre, the property has been a warm and welcoming family home for the last 40 years. There is a double garage with ample room for cars, bikes and so on. The studio attached to it is currently used as a pottery room but would also make a wonderful home office or teen den and has stairs leading up to the garage.

The village pre school is only a few minutes walk away, as are Rudgwick Primary School and Pennthorpe School. The village shop and post office are also within strolling distance, along with the medical centre, dentist and pub. Further amenities will be found at nearby Cranleigh, Billingshurst and Horsham.





Church Street, Rudgwick, Rudgwick, RH12

Approximate Area = 1942 sq ft / 180.4 sq m

Limited Use Area(s) = 67 sq ft / 6.2 sq m

Garage = 405 sq ft / 37.6 sq m

Outbuilding = 383 sq ft / 35.5 sq m

Total = 2797 sq ft / 259.8 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richmon 2025. Produced for Lundy-Lester Ltd. REF: 1303517



**MARTIN
LUNDY-LESTER**

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

kw MARTIN LUNDY
ESTATE AGENTS

☎ 01798 817257

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy-lester@kwuk.com

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.