



**16 Windacres Farm Lane,
Rudgwick, RH12 3XQ
Asking Price: £699,950 Freehold**

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ESTATE AGENT
Est. 1991

*** Detached five bedroom family home built by Berkeley Homes * Well appointed kitchen/breakfast room ***

*** Bright and airy open plan living room * Two bathrooms ***

*** Parking and garage * No onward chain * EPC Rating: B ***

A beautifully presented five bedroom detached family home built by Berkeley Homes on a small village development. The property has a welcoming reception hall with well appointed kitchen/breakfast room off, ground floor cloakroom, large open plan living room with patio doors to garden and velux windows bathing the room with light. Personal door to garage with utility area to the rear. Stairs rise to the first floor where there are five bedrooms with the principal bedroom having an ensuite shower room and fitted wardrobe cupboards, four further bedrooms and a family bathroom with separate bath and shower enclosure. Outside, the property is approached via a brick pavia driveway leading to a single garage. Side access to the rear garden with paved patio leading onto lawns with shrub borders around and closed board fencing forming the boundaries. We highly recommend a visit to this lovely detached family home which is offered for sale with no onward chain.

Rudgwick is a popular West Sussex village on the border with Surrey. Local amenities include a Co-op store, and post office, doctor/dental surgeries hairdressers and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. There is beautiful countryside all around with the Downs Link footpath and bridleway providing super walks and cycle routes. The award winning Firebird craft brewery and The Milk Churn café are super venues to stop off. The large and vibrant village of Cranleigh is just 5 miles away for an excellent range of shops, restaurants and leisure facilities. Further services including mainline trains to London are available in nearby Horsham (6 miles) or Guildford (12 miles).

~ Accommodation ~

Ground Floor: Entrance Hall ~ Kitchen/Breakfast Room: 16' 2" x 9' 11" (4.93m x 3.01m) ~ Cloakroom

Sitting/Dining Room: 22' 9" x 16' 10" (6.93m x 5.13m)

First Floor: Bedroom One: 14' 7" x 10' 1" (4.45m x 3.08m) ~ Ensuite ~ Bedroom Two: 11' 3" x 10' 6" (3.43m x 3.20m)

Bedroom Three: 11' 1" x 9' 5" (3.38m x 2.87m) ~ Bedroom Four: 9' 10" x 9' 7" (3.00m x 2.93m) ~ Bedroom Five: 8' 10" x 7' 2" (2.68m x 2.18m) ~ Bathroom

Outside: Garage: 22' 1" x 9' 9" (6.73m x 2.97m) ~ Covered Area.

Services: Mains gas and drains. Management charge: £858pa

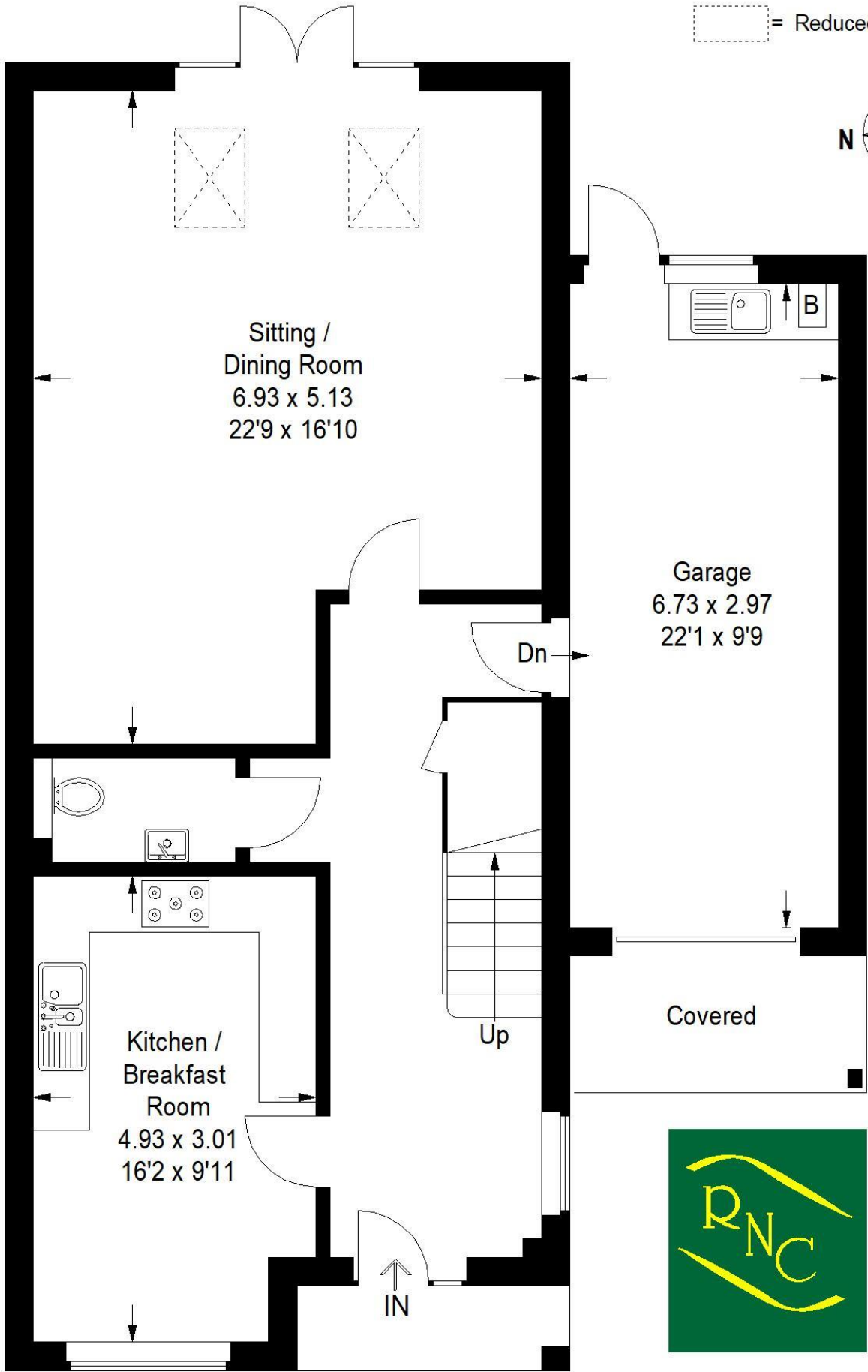
Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering Rudgwick, passing the Kings Head Public House on the left, proceed down Church Street turning left into Windacres Farm Lane following the road round and the property can be found on the right hand side.

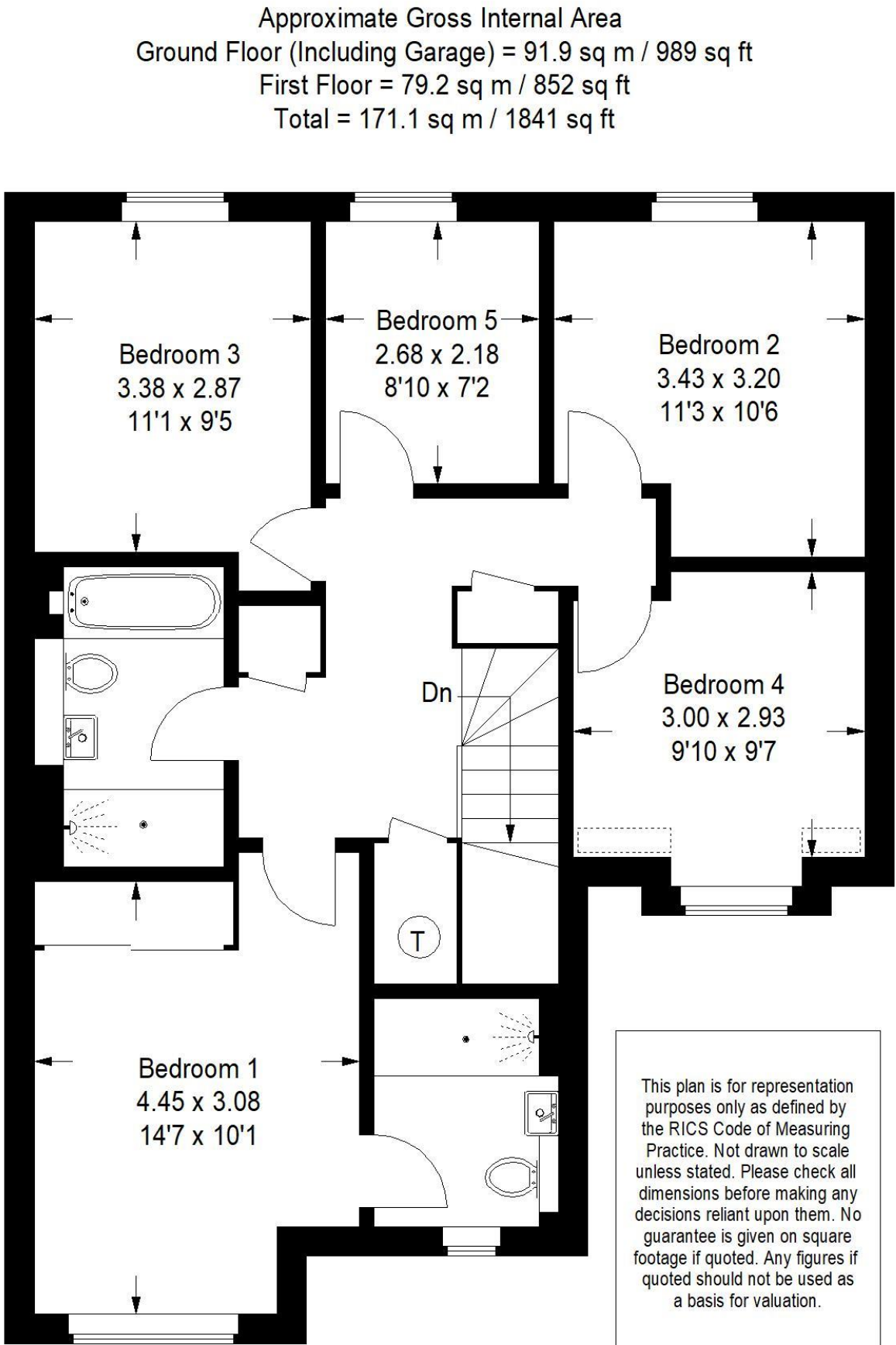
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Horsham Council. Tax Band: G

Windacres Farm Lane, Rudgwick



Ground Floor



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com