



Swallow Ridge
Lynwick Street

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ESTATE AGENT
Est. 1991

*** Substantial detached family home (4000sqft) * Sought after semi rural location ***
*** Five bedrooms * Three bathrooms * Three reception rooms * Games room/Gym ***
*** Double garage and large driveway * Good sized gardens * Solar panels and EV charging point ***

Lynwick Street, RH12 3DG
Asking Price: £1,550,000- Freehold

A Substantial Five-Bedroom Family Home with Versatile Living Space situated in a highly sought after semi rural road on the edge of the village.

Occupying a generous plot on sought-after Lynwick Street, this expansive five-bedroom residence offers over 4,000 sq ft of beautifully arranged accommodation across three floors, blending generous proportions with thoughtful design. With multiple reception areas, a large integral garage, and a flexible layout ideal for multi-generational living or home-working, this is a property that adapts effortlessly to modern lifestyles.

The lower ground floor opens to a striking 22'8 family room —perfect for entertaining or relaxing—with direct access to the garage and scope for cinema, gym, or studio use. There are two useful storage rooms completing this level.

The ground floor welcomes you with a wide entrance hall leading to a stylish and impressive open plan kitchen/dining room, both enjoying garden views, sitting room with fireplace, dedicated study and substantial utility/boot room and guest WC complete this level.

The first floor hosts five well-proportioned bedrooms, with the principal bedroom having and ensuite bathroom and range of fitted wardrobe cupboards, guest bedroom with ensuite bathroom, three further bedrooms and a family bathroom completing the first floor.

Outside, there is a sweeping driveway providing a substantial amount of parking leading to the double garage. The gardens are set to the front, side and rear, with patio area, great for outside entertaining leading onto lawns with established shrubs and trees around. Set within a desirable village location, close to local amenities, countryside walks, and excellent transport links, this property combines scale, flexibility, and charm—an exceptional opportunity for growing families or those seeking a spacious forever home.

Situation:

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/Dining Room: 23' 11" x 19' 2" (7.28m x 5.84m) ~ Sitting Room: 18' 1" x 15' 11" (5.50m x 4.86m)
Study: 14' 11" x 12' 6" (4.54m x 3.82m) ~ Cloakroom ~ Utility/Boot Room: 19' 7" x 10' 6" (5.98m x 3.20m) ~

First Floor: Bedroom One with Ensuite Shower Room: 19' 8" x 14' 6" (6.00m x 4.42m) ~ Bedroom Two with Ensuite Bathroom: 13' 5" x 13' 3" (4.08m x 4.04m)
Bedroom Three: 13' 3" x 10' 0" (4.04m x 3.04m) ~ Bedroom Four: 12' 5" x 11' 3" (3.78m x 3.44m) ~ Bedroom 5: 11' 4" x 9' 3" (3.45m x 2.81m), Shower Room

Lower Ground Floor: ~ Family/Games Room: 33' 10" x 19' 2" (10.31m x 5.83m) ~
Store Room: 9' 6" x 7' 10" (2.90m x 2.40m) ~ Store Room: 10' 4" x 9' 9" (3.14m x 2.98m)

Outside: ~ Covered Parking: ~ Garage: 21' 4" x 19' 0" (6.49m x 5.80m)

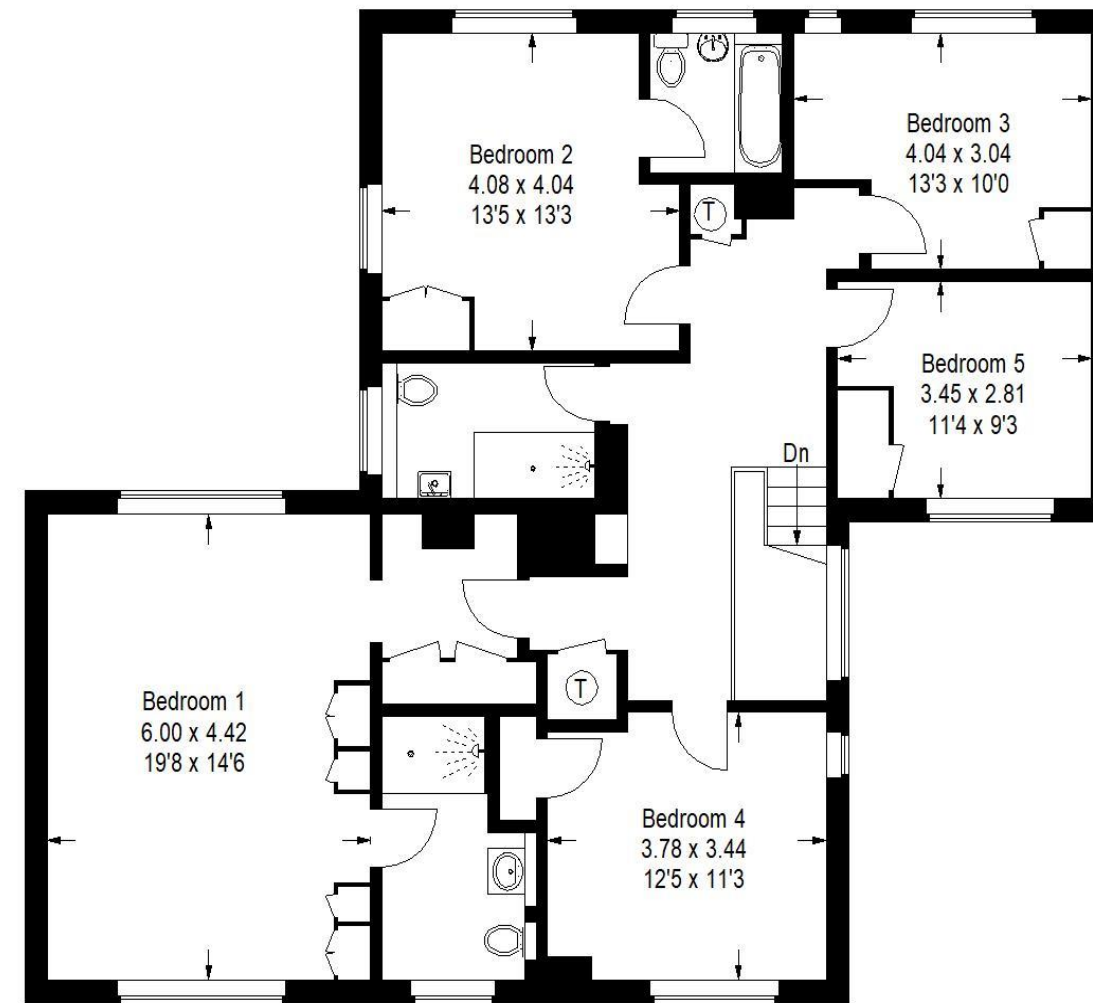
Directions: From our office head south towards Rudgwick and upon entering the village turn right into Lynwick Street and Swallow Ridge can be found after a short distance on the right.

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.

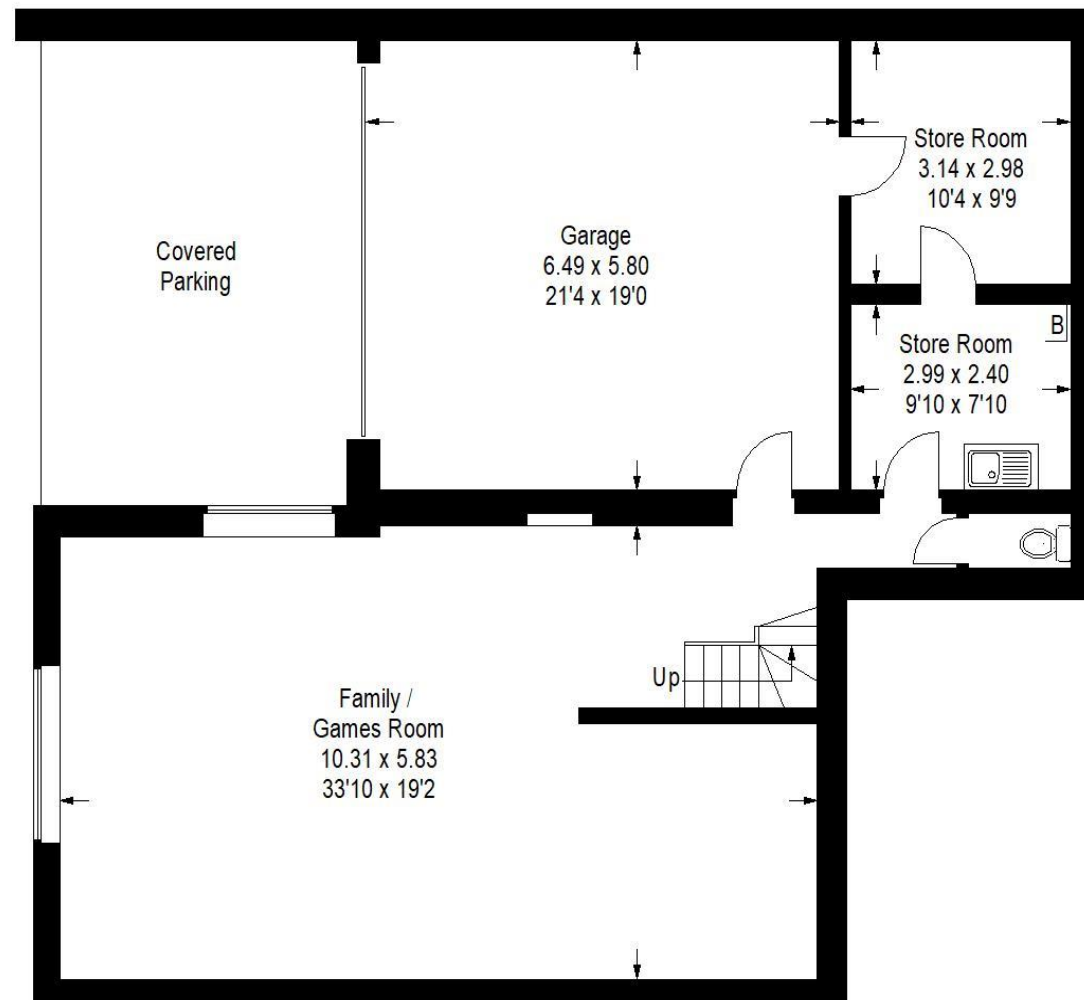
Lynwick Street, Rudgwick

Approximate Gross Internal Area
 Lower Ground Floor (Including Garage)
 120.2 sq m / 1294 sq ft
 Ground Floor = 145.3 sq m / 1564 sq ft
 First Floor = 122.7 sq m / 1321 sq ft
 Total = 388.2 sq m / 4179 sq ft

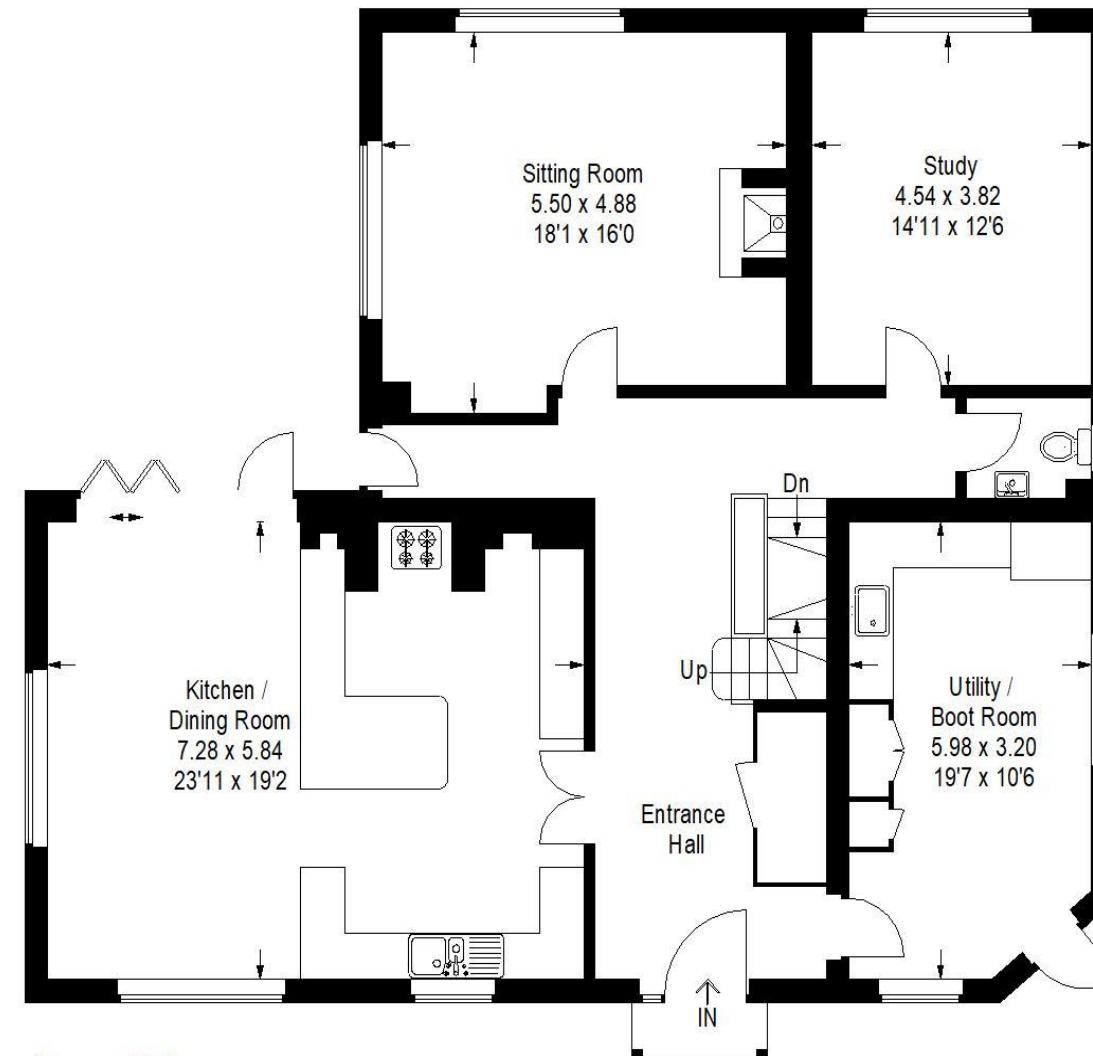
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



First Floor



Lower Ground Floor



Ground Floor







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