



Swallow Ridge, Lynwick Street, Rudgwick  
£1,550,000



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*your local property experts*

ESTATE AGENT  
Est. 1991



## Swallow Ridge, Lynwick Street

Rudgwick

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

**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.



# Swallow Ridge, Lynwick Street

Rudgwick

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.

**A Substantial Five-Bedroom Family Home with Versatile Living Space situated in a highly sought**



# Swallow Ridge Lynwick Street

Rudgwick, Horsham

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).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

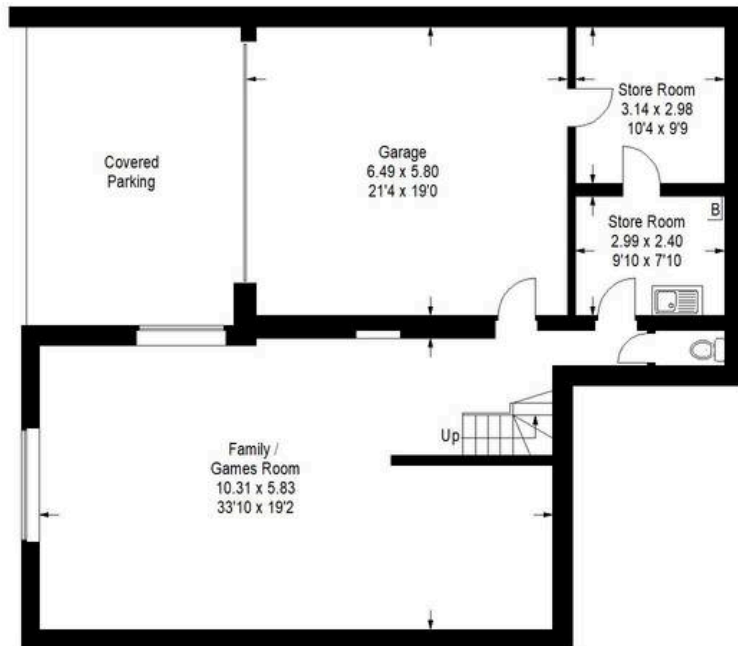




# Lynwick Street, Rudgwick

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.



Lower Ground Floor



First Floor



Ground Floor





## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.