

The Old Stable House, Rudgwick RH12 3EA

£1,150,000

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The Old Stable House Church Street

Rudgwick

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: D

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A substantial five bedroom detached family home situated on a good sized garden plot of approximately ¼ acre in the heart of the village yet backing onto open farmland. The Old Stable House has period origins of being a modest former coach house that has been subsequently extended creating this super family home. The accommodation is arranged over two floors and offers a most adaptable and flexible arrangement of rooms with a welcoming reception hall, sitting room with wood burning stove, large conservatory, study, kitchen/breakfast room and large family room with adjoining utility room that could easily be used as a self contained annex area. On the first floor, there are five bedrooms with the principal bedroom having a refitted ensuite bathroom, guest bedroom suite with refitted ensuite shower room, adjoining sewing room with a comprehensive range of fitted cupboards, three further bedrooms and a family bathroom. Outside, the property is approached via a large brick pavia driveway providing plenty of parking and turning area leading to the double garage and workshop. The rear gardens are a lovely feature of the property with raised paved sun terrace affording delightful south westerly views over adjoining farmland, leading down to extensive lawns with flower and shrub borders around. We highly recommend a visit to fully appreciate the property's location and accommodation on offer.







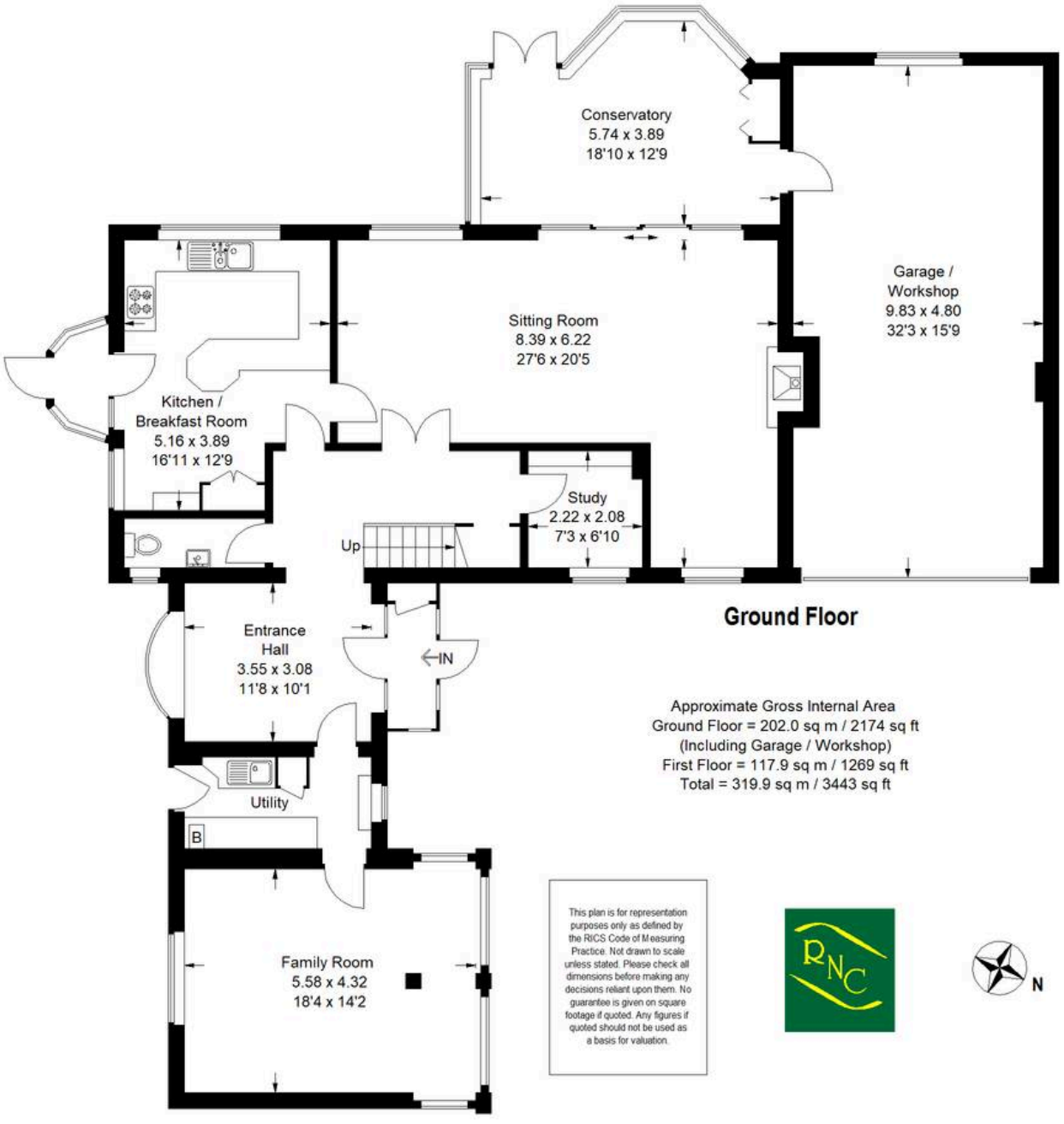


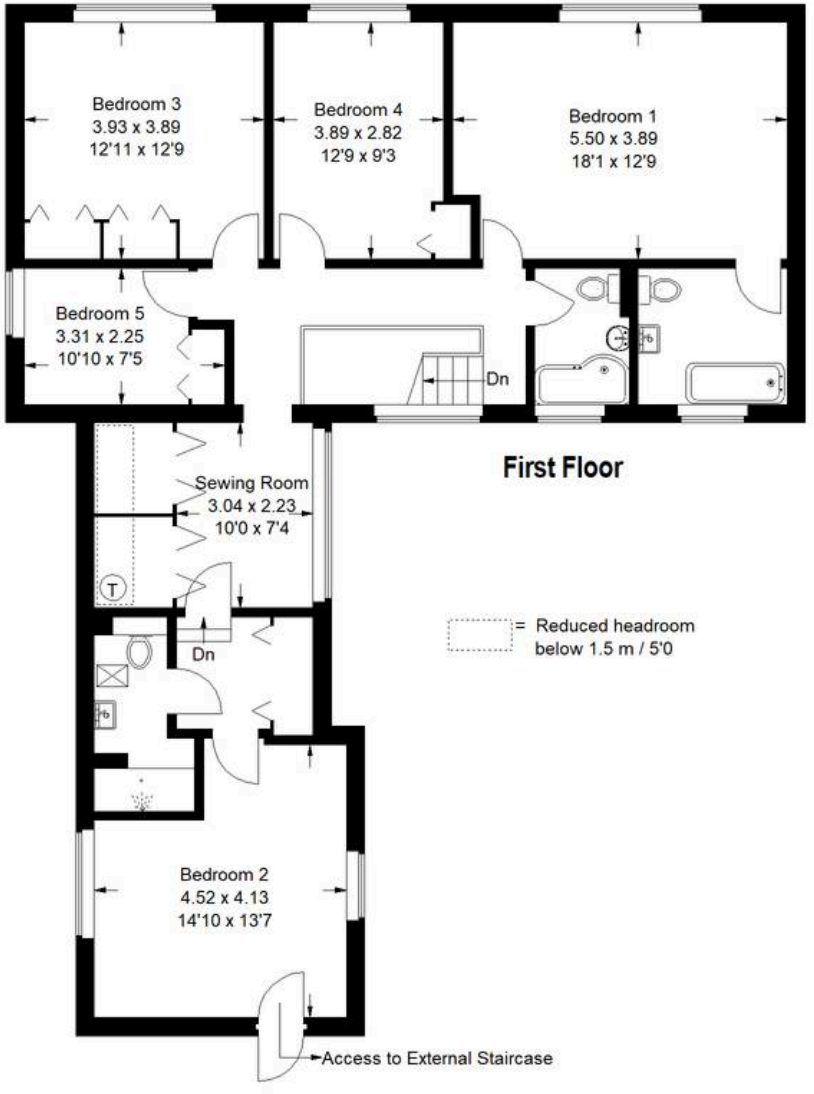






Church Street, Rudgwick





Approximate Gross Internal Area
Ground Floor = 202.0 sq m / 2174 sq ft
(Including Garage / Workshop)
First Floor = 117.9 sq m / 1269 sq ft
Total = 319.9 sq m / 3443 sq ft

= Reduced headroom below 1.5 m / 5'0

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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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.