



Windy Ridge Church Street, Rudgwick  
£995,000



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ESTATE AGENT  
Est. 1991



## Windy Ridge Church Street

Freehold / EPC: D / Council Tax Band:G

- Well presented detached village home
- Highly adaptable accommodation
- Self contained annexe
- Four bedrooms
- Four bathrooms
- Three reception rooms
- Large garden plot of approx 0.5 acre.

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).



# Windy Ridge Church Street

Rudgwick, Horsham

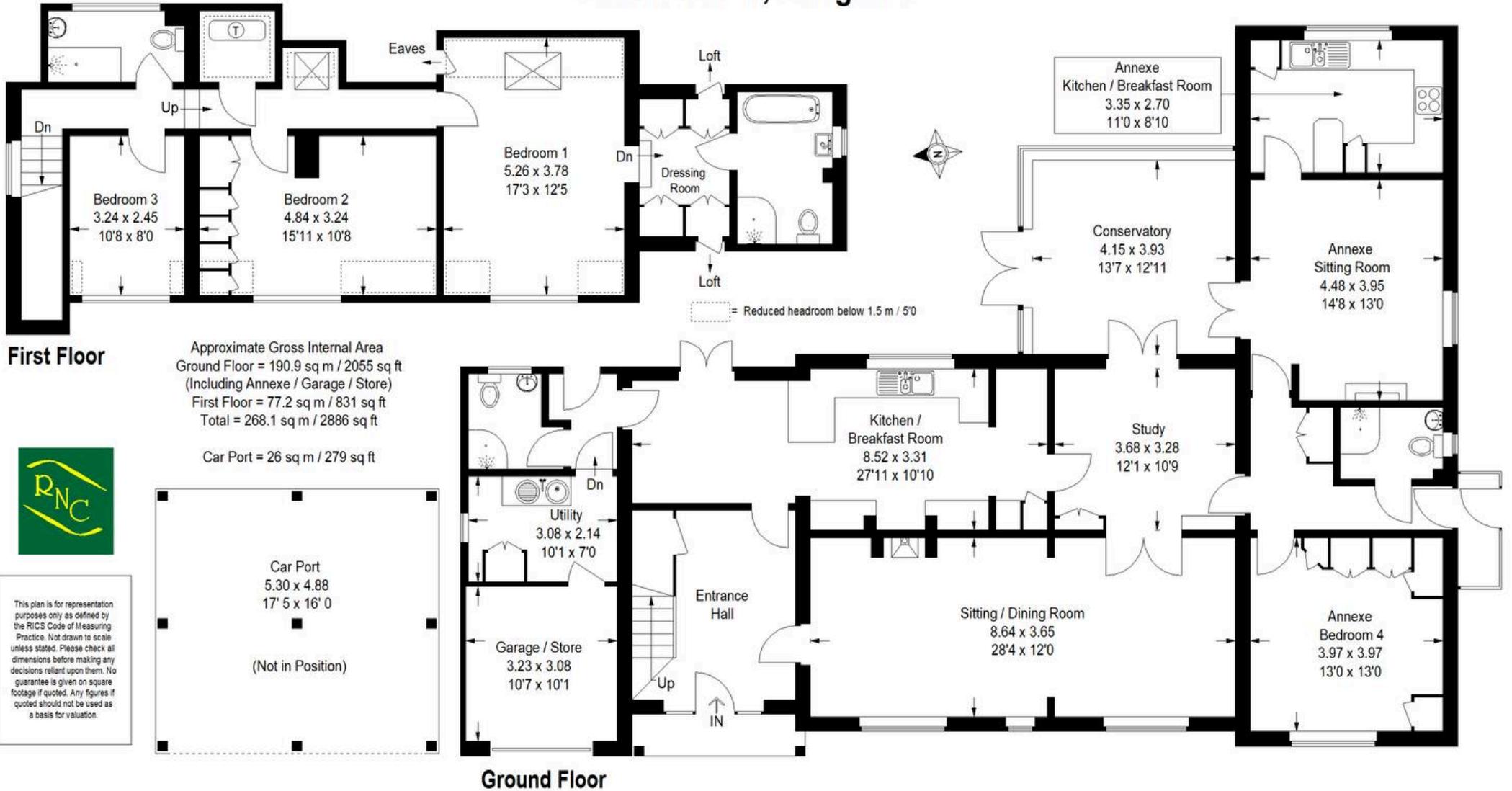
A well presented detached, dormer style home offering a particularly adaptable arrangement of accommodation including a self-contained annexe. The property is situated on a large garden plot of approximately half an acre in the heart of the village. The property is approached via a tarmac driveway and sits in an elevated position and benefits from a double car port and garage. There is a welcoming reception hall with staircase to the first floor, large open plan sitting room and dining room with attractive gas fired wood burner style fire, modern fitted kitchen/breakfast room, study and large conservatory. There is an internal door providing access to the self-contained annexe which comprises living room, fitted kitchen, double bedroom and shower room. Completing the ground floor, there is a utility room and cloakroom. Stairs rise to the first floor where there is a modern fitted shower room, three double bedrooms with the principal bedroom having a dressing room with a comprehensive range of fitted wardrobe cupboards and an ensuite bathroom with separate bath and shower.

Outside, the grounds are a delightful feature of the property, having extensive areas of lawn to the front interspersed by established fruit trees, side access to the rear garden where there is a paved patio leading onto good sized lawns with flower and shrub borders around. We highly recommend a visit to fully appreciate the accommodation on offer.





# Church Street, Rudgwick





## 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.