

6 BARLEY MEWS

Rudgwick



**Chantryes
& Pewleys**

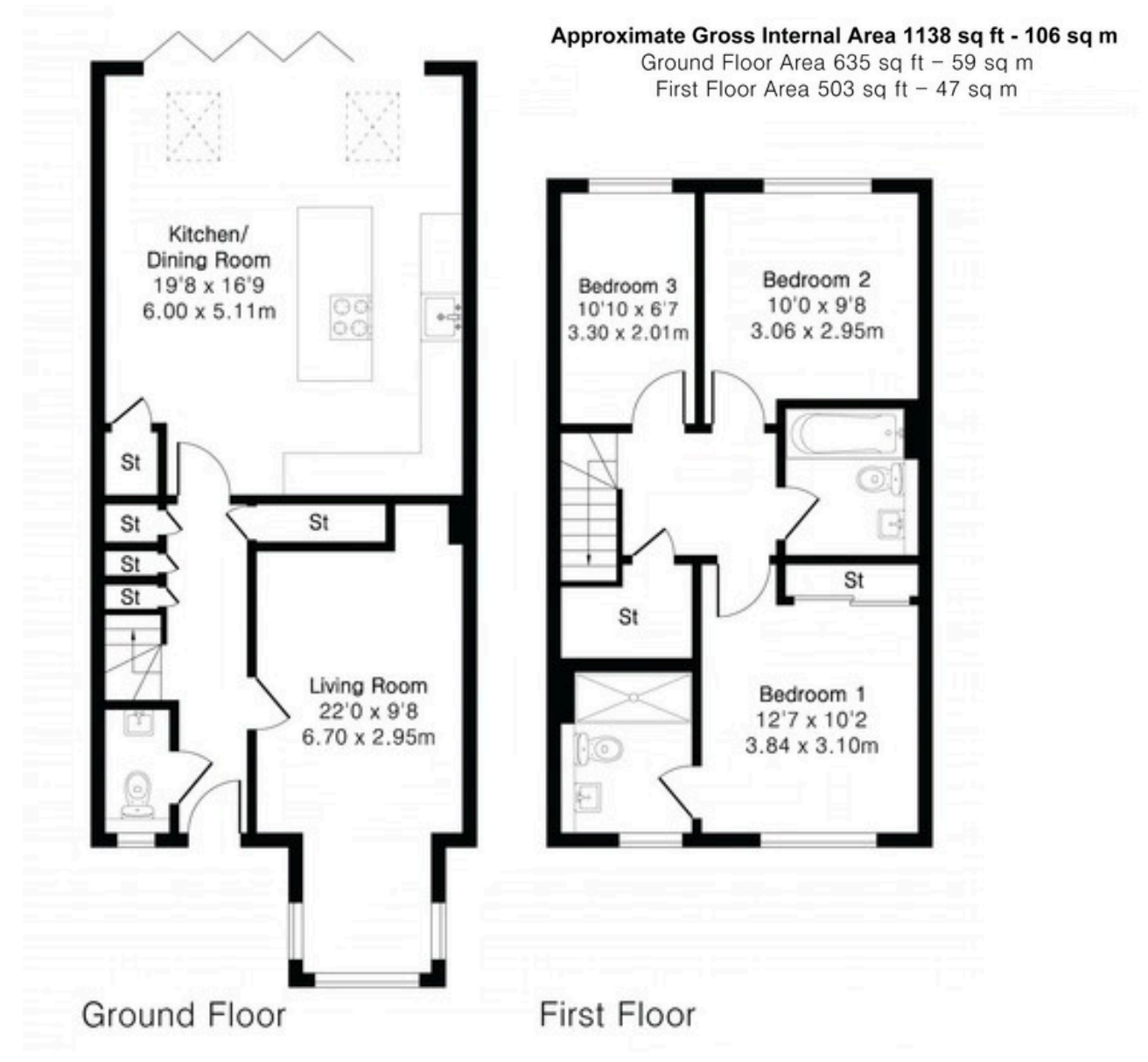
ESTATE AGENTS



AT A GLANCE

- Berkeley Homes Barleycroft development in the centre of Rudgwick
- Remodelled ground floor layout
- Kitchen/dining room with vaulted ceiling, skylights and central island
- Bi-folding doors opening directly to the garden
- Separate front living room
- Principal bedroom with en-suite shower room
- Two further bedrooms
- Stylish modern family bathroom
- South-westerly facing rear garden
- Allocated private parking

Tenure: Freehold. Council Tax Band: E. EPC: B



FROM THE AGENT

“One of the strengths of this house is how well the ground floor has been rethought. The kitchen now sits at the rear of the property where it connects directly with the garden, creating a bright kitchen and dining space that naturally becomes the centre of the home.

The room is defined by a part vaulted ceiling with skylights and wide bi-folding doors, which bring in excellent natural light and open the house onto the garden during the warmer months. A separate living room at the front provides a quieter space away from the main activity of the kitchen.

Upstairs the accommodation is well balanced, with three bedrooms including a principal bedroom with en-suite. Outside, the garden enjoys a south-westerly aspect and there is allocated parking within the development.”

Gavin Amberton
 Director



WELCOME HOME

Barley Mews forms part of Berkeley Homes' Barleycroft development in the centre of Rudgwick, a well regarded West Sussex village positioned close to the Surrey border. The setting places everyday amenities, village shops and local pubs within easy reach, while the surrounding countryside provides extensive walking and cycling routes.

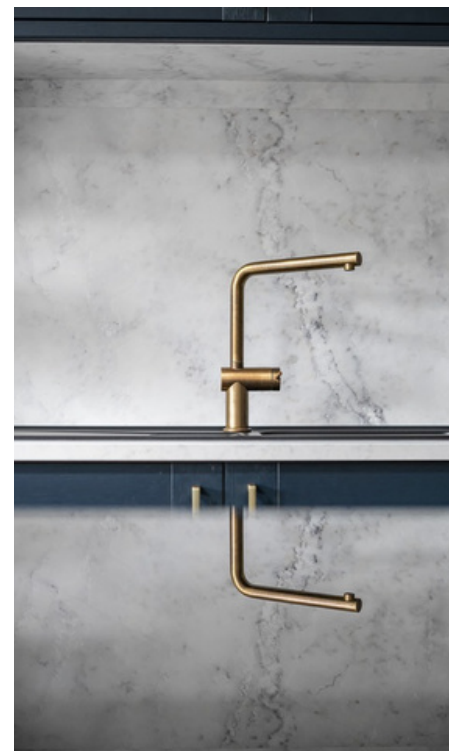
At the front of the house is a separate living room, providing a more relaxed space away from the activity of the kitchen. The entrance hall also includes a cloakroom and useful custom built storage.



STYLISH KITCHEN & DINING

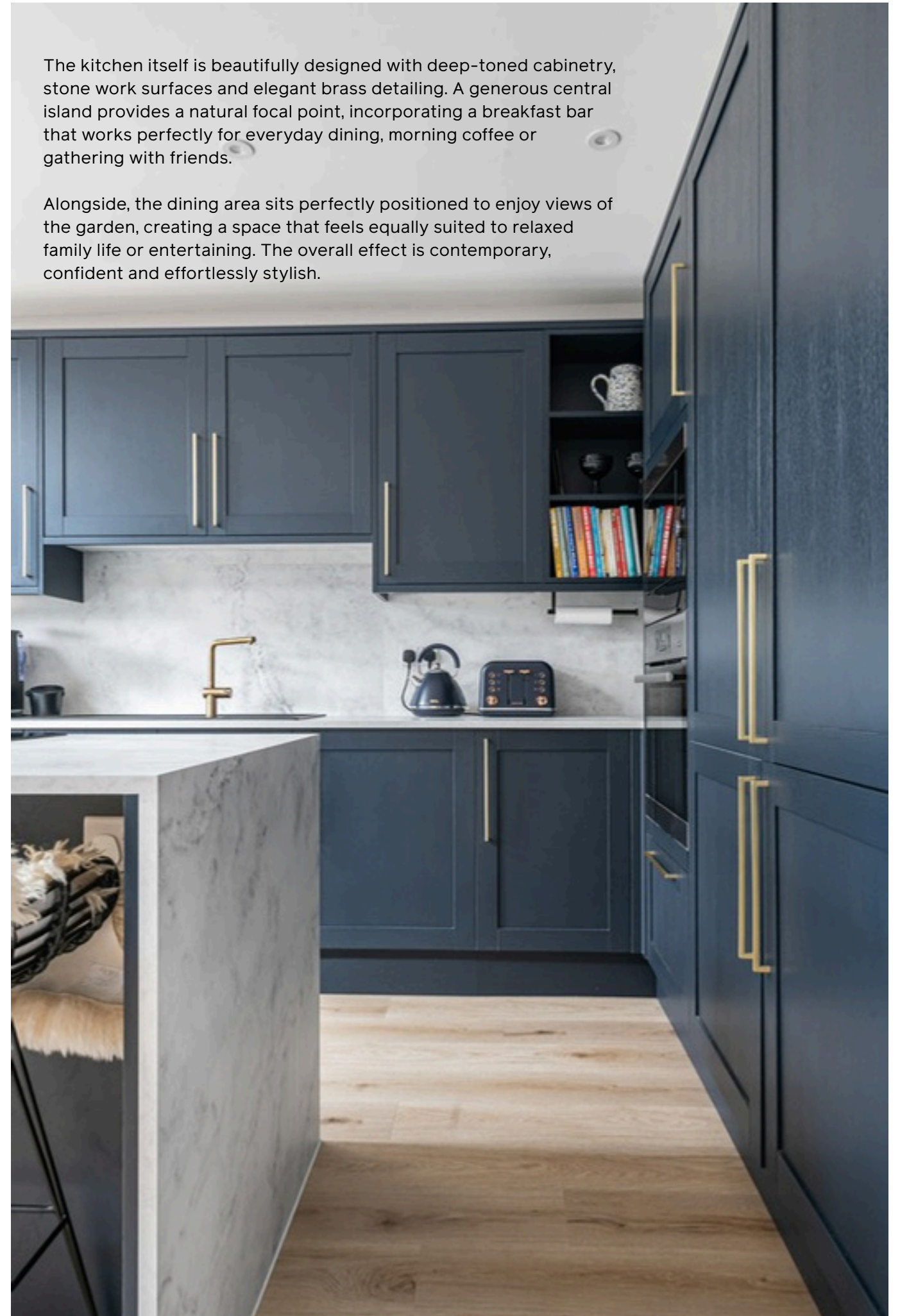


The rear of the house opens into a striking kitchen and dining room that forms the true heart of the home. A part-vaulted ceiling with skylights floods the space with natural light, while wide glazed doors open directly onto the terrace, creating an easy connection between the house and garden



The kitchen itself is beautifully designed with deep-toned cabinetry, stone work surfaces and elegant brass detailing. A generous central island provides a natural focal point, incorporating a breakfast bar that works perfectly for everyday dining, morning coffee or gathering with friends.

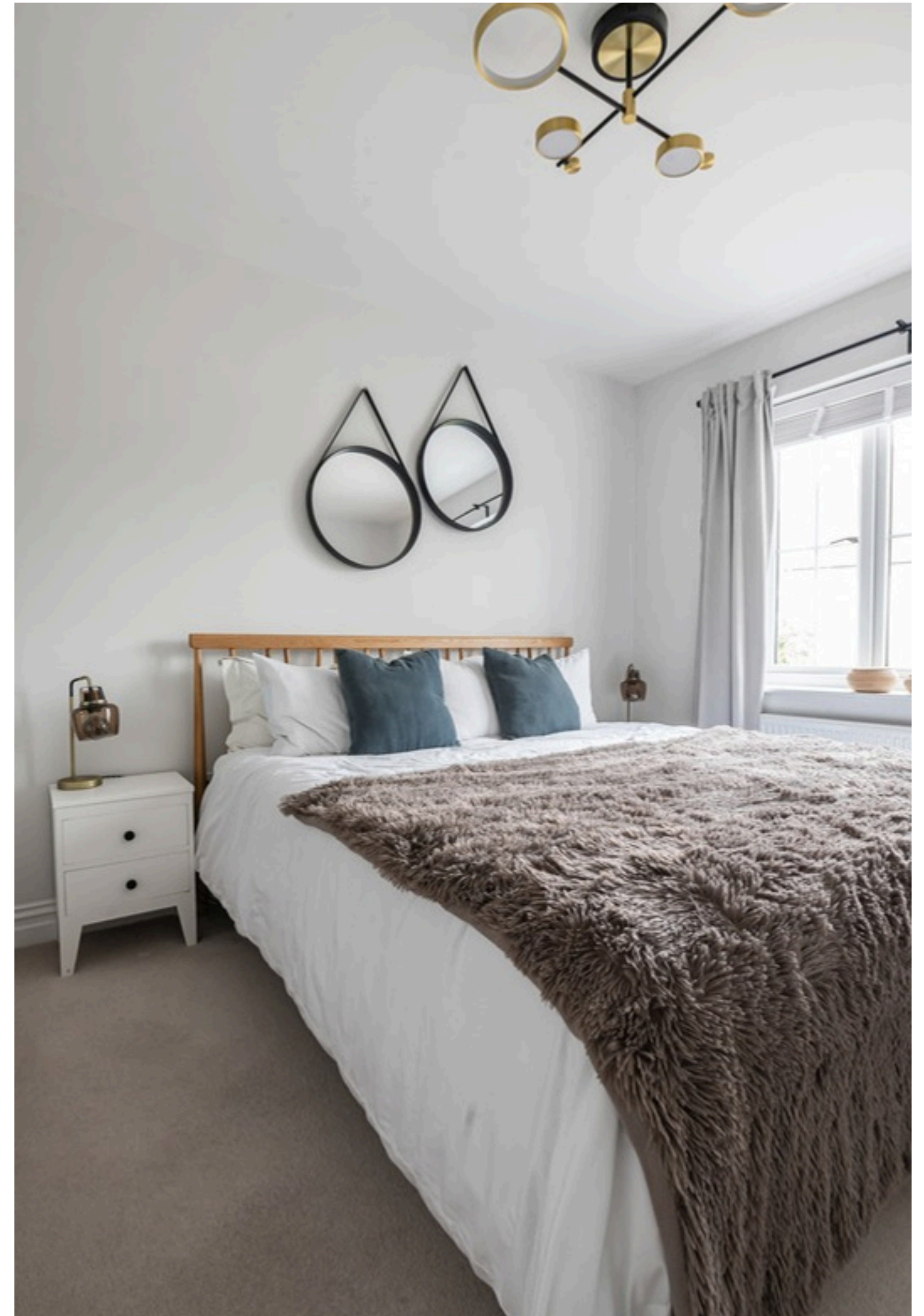
Alongside, the dining area sits perfectly positioned to enjoy views of the garden, creating a space that feels equally suited to relaxed family life or entertaining. The overall effect is contemporary, confident and effortlessly stylish.



FIRST FLOOR

Upstairs are three bedrooms arranged around the landing.

The principal bedroom sits to the front of the house and benefits from fitted wardrobes and an en-suite shower room. Two further bedrooms sit to the rear, both enjoying views over the garden. A modern family bathroom serves these rooms.





THE GARDEN



The rear garden enjoys a south-westerly orientation, allowing it to capture the afternoon and evening sun.

A paved terrace sits directly outside the house, creating a natural area for outdoor dining, with the remainder of the garden laid to lawn and bordered by planted beds.

To the front of the property there are allocated parking spaces within the development.





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