



Hawklands House
Lynwick Street, Rudgwick, RH12 3DG
Guide Price: £1,395,000 Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

- * Beautifully presented detached family house * Five bedrooms, two bathrooms *
- * Impressive, refitted kitchen/dining room * Three separate reception areas *
- * Large garden plot of approximately 0.7 of acre enjoying south and westerly aspects *
- * Plenty of parking and garaging * No onward chain * EPC Rating: C *

A beautifully presented detached five-bedroom family home with attractive tile hung elevations situated on a large garden plot of approximately 0.7 acre in this highly sought-after, edge-of-village location. Built in the early 1980s, Hawklands House offers a fantastic arrangement of accommodation with a most welcoming reception hall with galleried landing and oak and glass staircase. There is a double-aspect sitting room with a wood-burning stove and a fabulous range of fitted storage and bookshelves. There is also a family room, a study and a most impressive, refitted kitchen/dining room with underfloor heating leading into a good-sized utility room. The kitchen/dining room has been fitted out by bespoke cabinet makers DG Clifton and enjoys delightful aspects over the garden with patio doors to a large terrace. On the first floor there is a large galleried landing leading to the principal bedroom with a balcony overlooking the garden, a refitted en suite bathroom and a range of fitted wardrobe cupboards. There are four further good-sized bedrooms and a modern fitted family shower room. To the front of the house there is a driveway providing plenty of parking which leads to a large garage and side accesses to the rear garden.

Outside the external kitchen door there is a useful covered area leading to the principal terrace and the garden to the side and rear, which is a lovely feature of the property, having large expanses of lawn with well-stocked flower and shrub borders and a stone sun terrace in the left corner. There is also a large lawnmower shed and a wooden summer house with light and power, both of which are surrounded by a wildflower meadow and lightly wooded copse. From the top of the garden the property enjoys far-reaching distant views towards the South Downs. To the west side of the property there is a very useful kitchen garden area with raised beds and a timber greenhouse/garden store. Within a short five-minute walk there is the award-winning Firebird craft brewery, the excellent Milk Churn café and access to the Downs Links footpath and bridleway. We highly recommend an early visit to this lovely family home to fully appreciate the accommodation and location on offer.

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 Penntorpe Preparatory as well as a wider choice of good state and private schools within easy reach. 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 Hallway: ~ Kitchen/Breakfast Room: 32' 9" x 14' 9" (9.98m x 4.50m) ~ Utility: 10' 7" x 9' 4" (3.22m x 2.85m)
Family Room: 12' 10" x 12' 0" (3.90m x 3.66m) ~ **Sitting Room:** 21' 8" x 13' 9" (6.61m x 4.20m) ~ **Study:** 9' 0" x 7' 11" (2.74m x 2.41m) ~ **Cloakroom**

First Floor: ~ **Bedroom One:** 17' 6" x 15' 3" (5.33m x 4.66m) ~ **En-suite:** ~ **Bedroom Two:** 17' 5" x 12' 7" (5.32m x 3.84m)
Bedroom Three: 14' 9" x 8' 7" (4.50m x 2.62m) ~ **Bedroom Four:** 14' 9" x 7' 9" (4.50m x 2.36m) ~ **Bedroom Five:** 15' 11" x 8' 1" (4.84m x 2.47m)
Shower Room

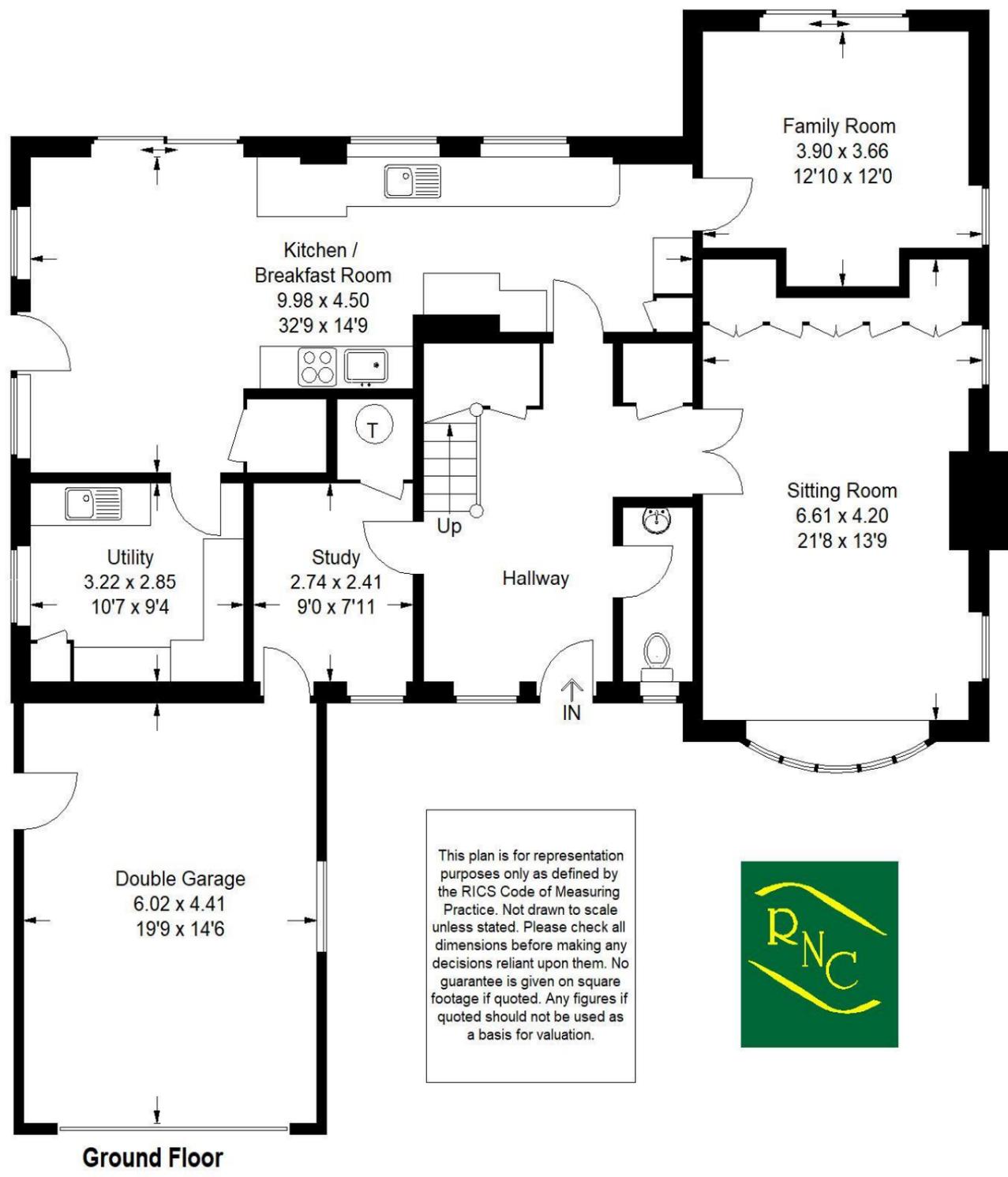
Outside: ~ **Garage:** 19' 9" x 14' 6" (6.02m x 4.41m)

Services: All mains services are connected.

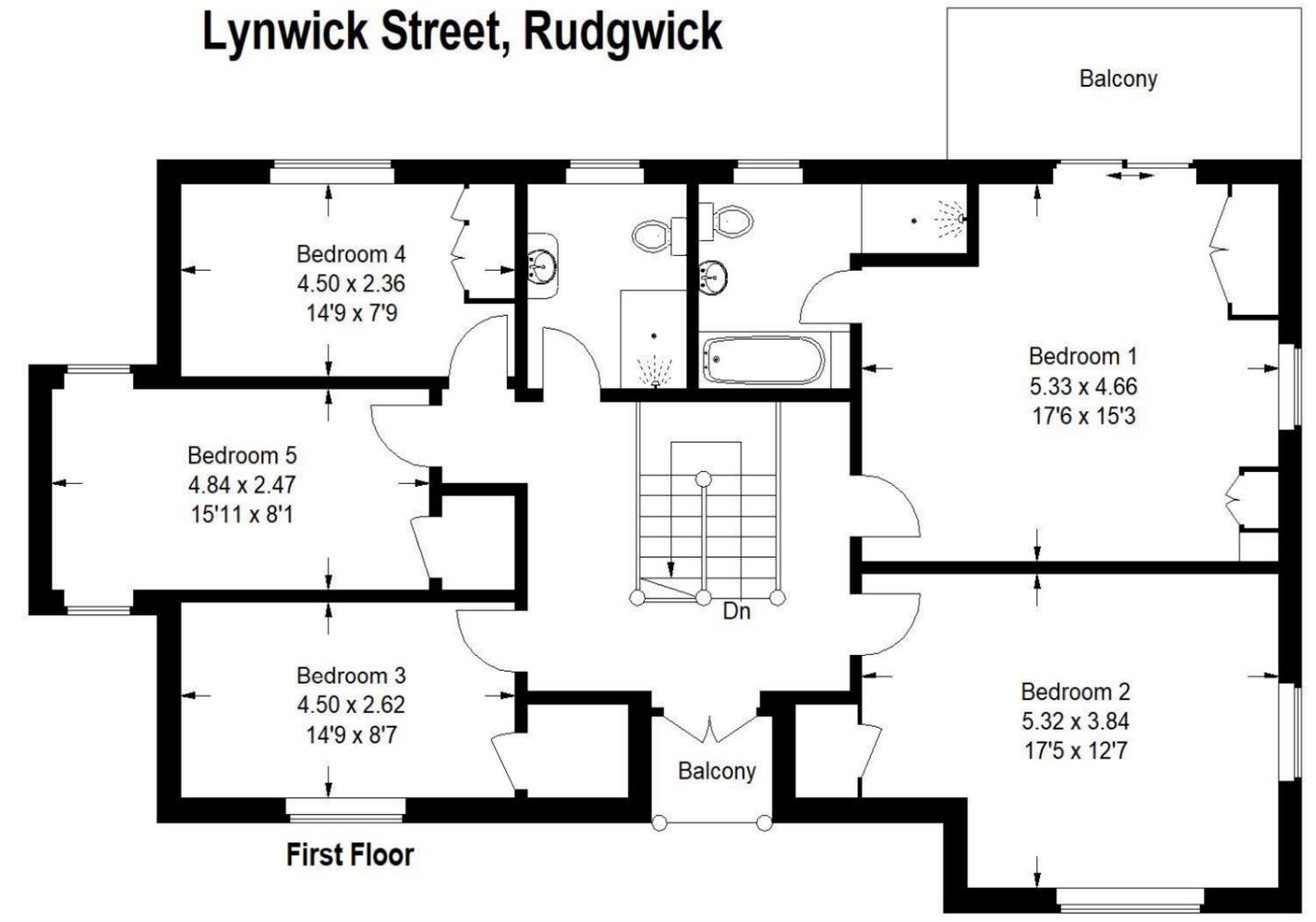
Directions: From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering the village turn right into Lynwick Street and the property can be found after approximately 1/4 mile on the right hand side.

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.

Local Authority: Horsham District Council. **Tax Band:** G



Lynwick Street, Rudgwick



Approximate Gross Internal Area
 Ground Floor (Including Double Garage) = 145 sq m / 1561 sq ft
 First Floor = 112.5 sq m / 1211 sq ft
 Total = 257.5 sq m / 2772 sq ft





ROGER
COUPE





ROGER
COUPE





ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com