



**Ruskins**  
**Lynwick Street, Rudgwick, RH12 3DJ**  
**Guide Price £825,000 Freehold**

**ROGER COUPE**  
*your local property experts*

1991-2021  
**30**  
YEARS

**\* Spacious detached bungalow \* Super edge of village location \* Three double bedrooms \***

**\* Rural views \* Potential to extend (STPP) \* 0.3 Acre garden plot \***

**\* Detached double garage \* EPC Rating: E \***

**A detached spacious bungalow situated on a good size third acre plot in this highly sought after edge of village location, backing onto open farmland. The property features a good size double aspect sitting, dining room, fitted kitchen with utility room and cloakroom off, three double size bedrooms and a bath/shower room. The property features double glazed windows and oil fired central heating.**

**Outside there is a good size driveway leading to a detached double garage with good sized gardens both to the front and rear which are mainly laid to lawn with flower and shrub borders around. The property has great future potential to extend, perhaps creating a first floor ( subject to the usual planning consents). The delightful rural views from the rear patio across the garden to the farmland beyond enjoy a bright and sunny southerly aspect.**

**We highly recommend a visit to fully appreciate this property and its surroundings.**

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. 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 ~**

**Entrance Hall ~ Sitting Room: 22' 1" x 11' 11" (6.73m x 3.63m) ~ Dining Room: 14' 7" x 9' 3" (4.44m x 2.82m)  
Kitchen: 12' 0" x 10' 8" (3.65m x 3.25m) ~ Utility Room ~ Cloakroom**

**Bedroom One: 15' 0" x 12' 0" (4.57m x 3.65m) ~ Bedroom Two: 12' 0" x 11' 0" (3.65m x 3.35m)  
Bedroom Three: 6' 7" x 11' 9" (2m x 3.58m) ~ Bath/Shower Room**

**Outside:- ~ Garage One: 19' 0" x 9' 0" (5.79m x 2.74m) ~ Garage Two: 19' 1" x 9' 10" (5.81m x 2.99m) ~ Garden Store ~ Gardens  
Services:- Mains water and electricity, oil fired heating (but there is gas in the road)**

**Directions:**

From our office turn left into the High Street and proceed to the second mini roundabout. Bear right into the Horsham Road and continue for approximately five miles. On entering the village of Rudgwick, take the first right into Lynwick Street and Ruskins will be found on the left hand side after approximately quarter of a mile.

**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:** F

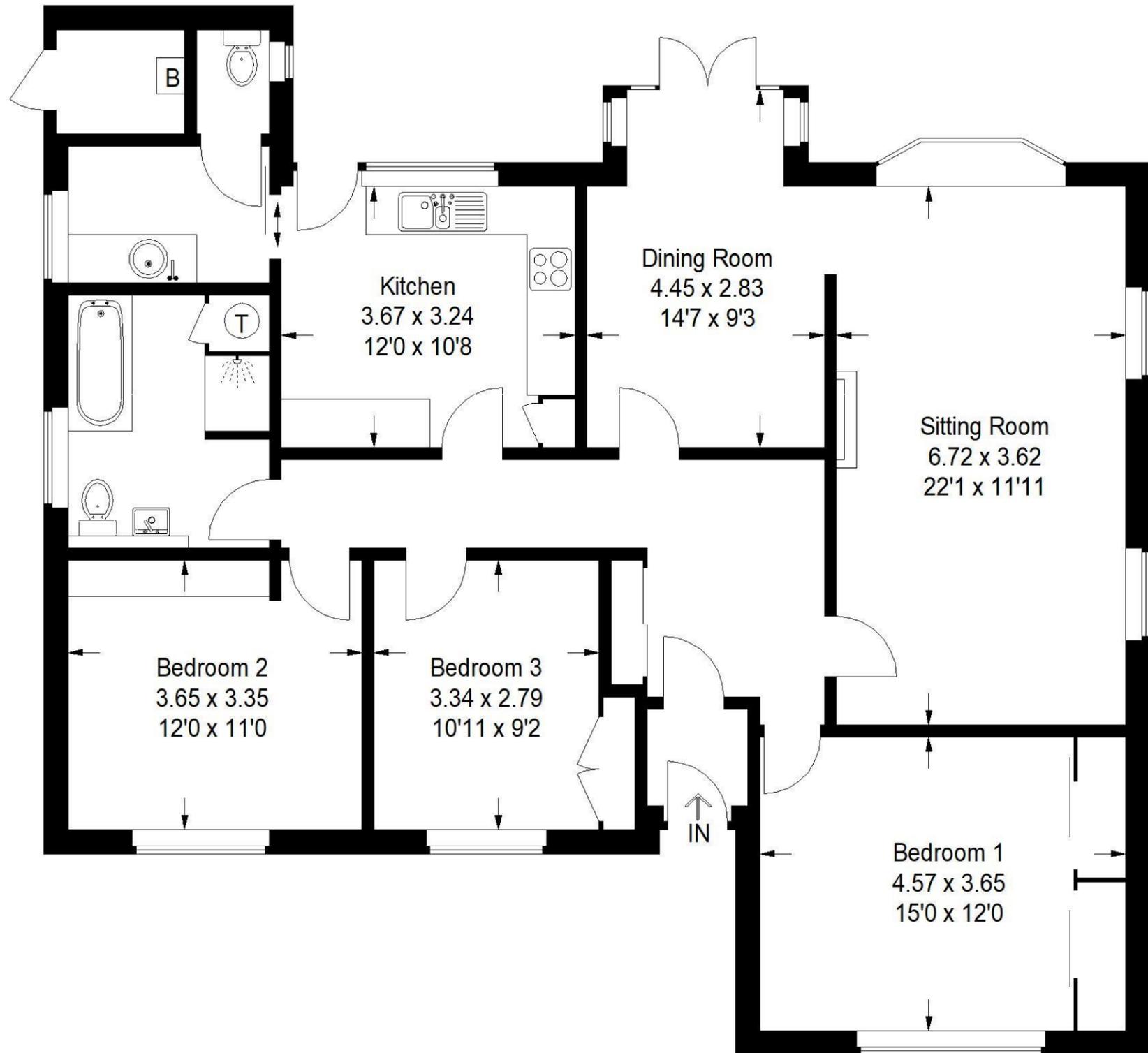
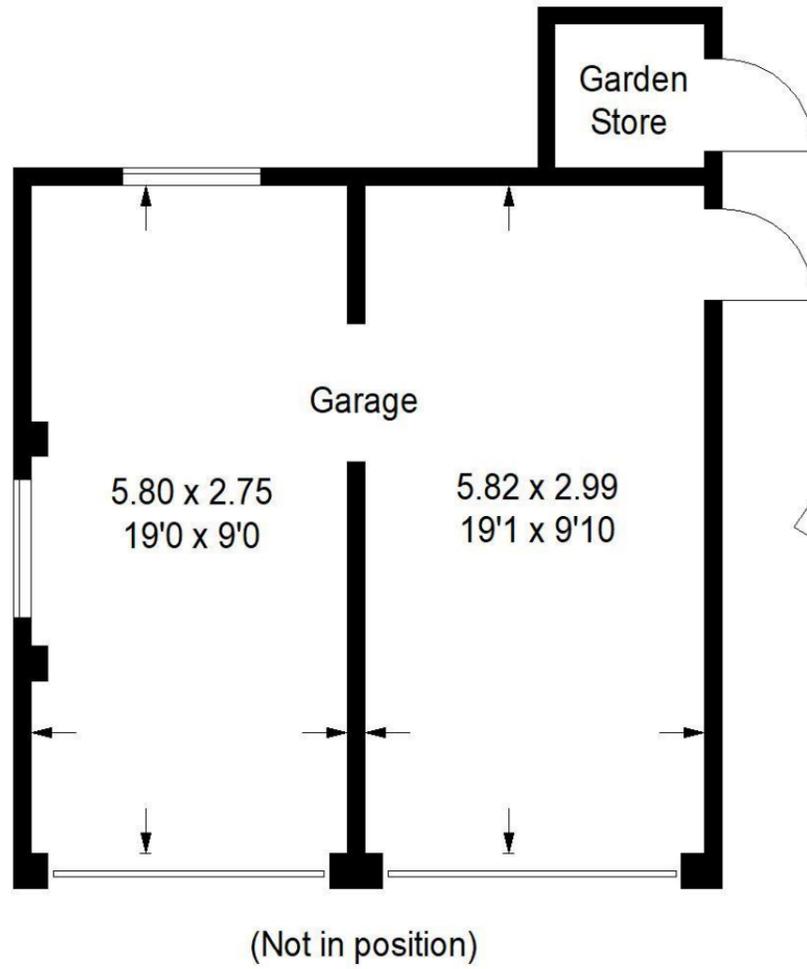
# Ruskins, Lynwick Street, Rudgwick

Approximate Gross Internal Area (Including Boiler Room)

123.9 sq m / 1334 sq ft

Garage / Garden Store = 35.7 sq m / 384 sq ft

Total = 159.6 sq m / 1718 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.





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