



5 Windacres Farm Lane, Rudgwick

Guide Price £400,000

5 Windacres Farm Lane

Rudgwick, Horsham

A spacious and bright two-bedroom property that is presented to a good standard built by Berkeley Homes. What is special is the location of the property with stunning views overlooking landscaped gardens/pond area with gazebo and direct walks to the woodlands and public footpaths. On entering the property, you will not be disappointed with the property finished to a high standard with kitchen on the right with a range of floor and wall units work tops and built in appliances with window over the sink to the front to maximise the view. There is a downstairs cloakroom on the left and at the end of the entrance hall is the bright living room with under stairs storage and French double doors leading out to the garden.

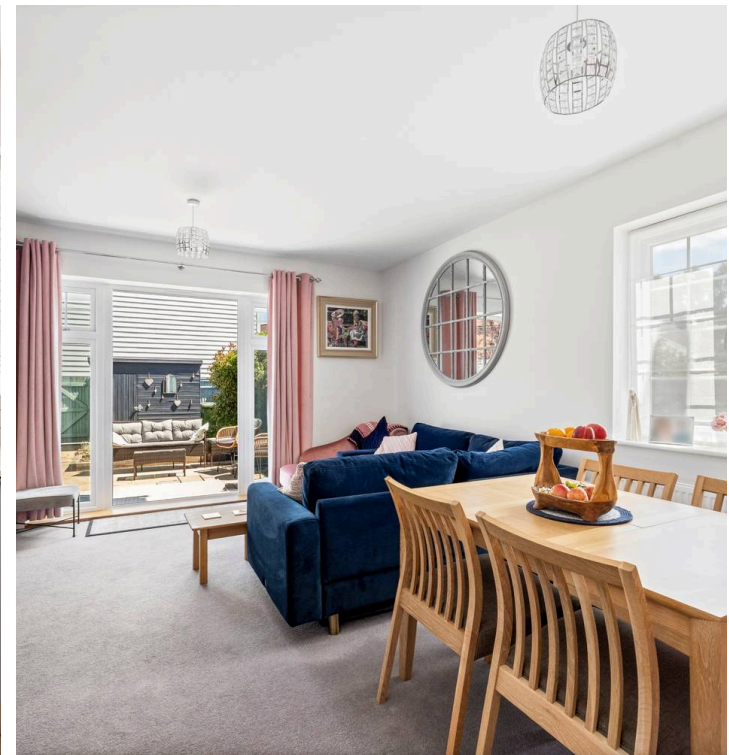
Upstairs there are two lovely bedrooms with the principle benefitting from fitted wardrobes from floor to ceiling and ensuite with double walk-in shower, W.C and sink, the second bedroom has a further ensuite which is fitted with a bath and shower over. On the landing is a boiler/airing cupboard which also offers further storage

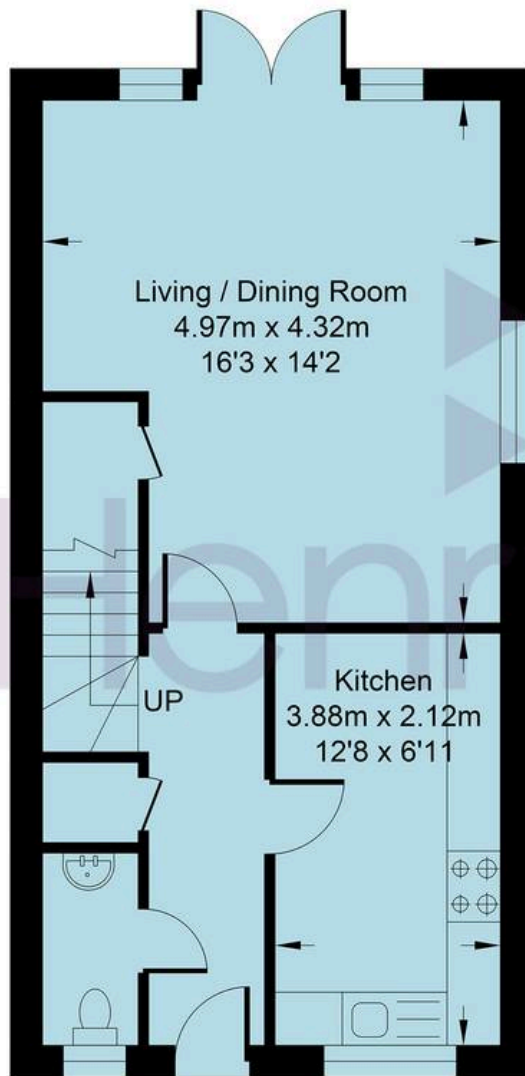
The garden has been cleverly developed by the current owners offering privacy and laid mainly to patio with mature shrubs and bushes giving the garden character. There is a separate driveway providing parking for several cars.

Council Tax band: C

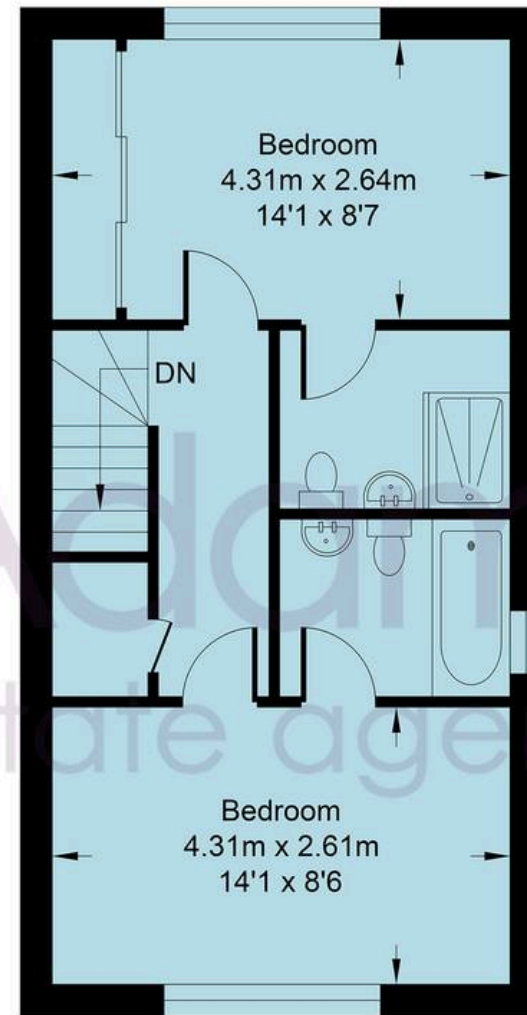
Tenure: Freehold

EPC Energy Efficiency Rating: B





GROUND FLOOR



FIRST FLOOR

Windacres Farm Lane

Approximate Area = 826 sq ft / 76.7 sq m

Total = 826 sq ft / 76.7 sq m

For identification only - not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.