



Mapledene, Rudgwick RH12 3DG
£1,150,000



ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991



Mapledene Lynwick Street

- Spacious detached family house (3000 sqft)
- Highly sought after location
- Four double bedrooms
- Four reception rooms
- Three bathrooms
- Semi rural location
- Double garage

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). Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Mapledene Lynwick Street

A substantial detached family home ideally situated in this popular semi rural village road yet being close to the village centre and is within a walking distance of the highly regarded local Firebird Brewery and bar and Milk Churn cafe. The property has attractive half tile elevations and has accommodation arranged over two floors and amounts to approximately 3,000 sq ft including garage There is a large welcoming reception hall, double aspect sitting room with fireplace, dining room, study, snug with double patio doors to the garden, kitchen/breakfast room, utility room and shower/cloakroom completing the ground floor. Stairs rise to the first floor galleried landing, where there are four double bedrooms all of which have fitted wardrobe cupboards and the principal bedroom has a dressing room and ensuite bathroom and the second bedroom also has an ensuite bathroom. A family bathroom completes the first floor.

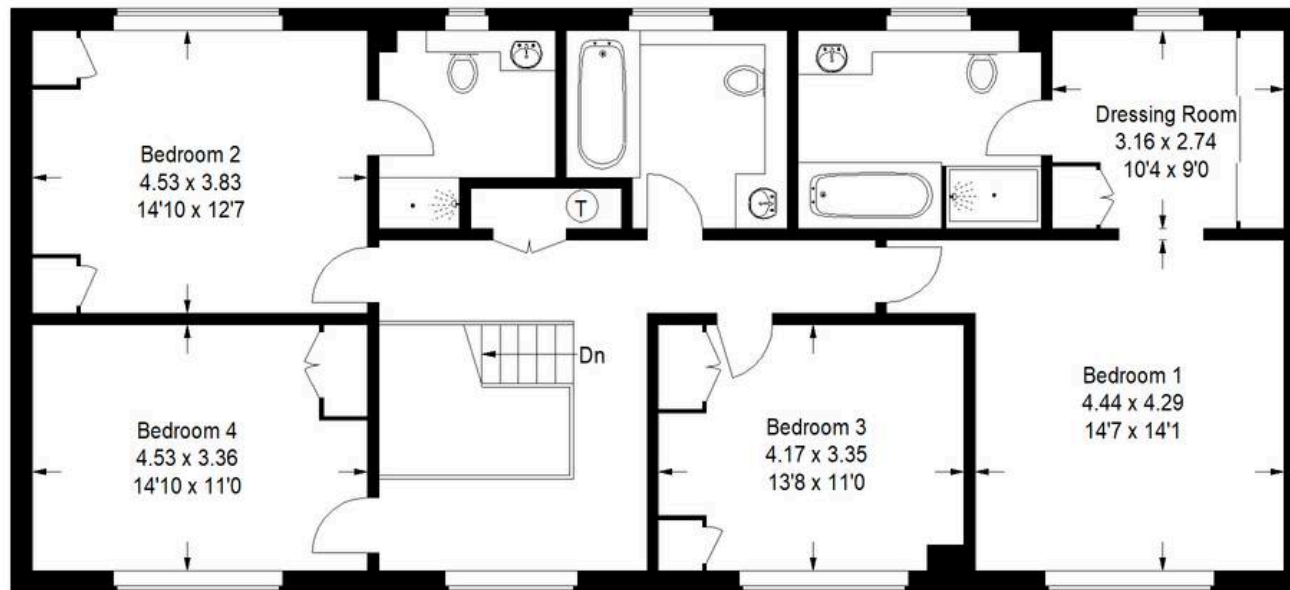
Outside, the property is approached via a large brick paved driveway providing plenty of parking and turning, leading to the detached double garage. Side access leads to the garden, which is a lovely feature of the property, having a large paved patio retained by low brick walling leading onto lawns with well stocked flower and shrub borders around, established boundaries provide high levels of privacy. We highly recommend a visit to fully appreciate the property's lovely location and the space and accommodation on offer.





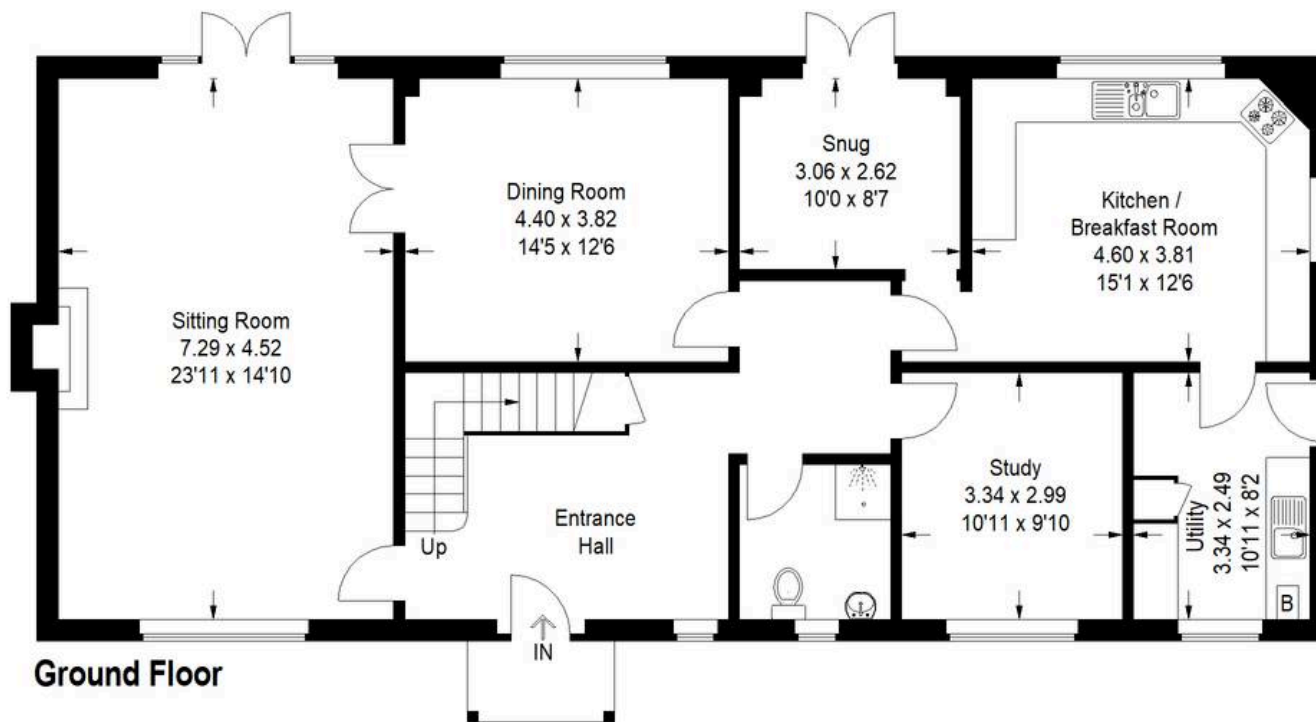
Lynwick Street, Rudgwick

Approximate Gross Internal Area
 Ground Floor = 126.3 sq m / 1359 sq ft
 First Floor = 124.9 sq m / 1344 sq ft
 Garage = 28.0 sq m / 301 sq ft
 Total = 279.2 sq m / 3004 sq ft

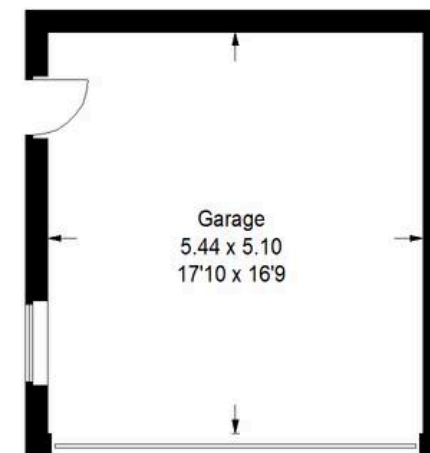


First Floor

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.



Ground Floor



(Not in position)



Roger Coupe Estate Agent

Roger Coupe Estate Agent, 151 High Street - GU6 8BB

01483268555 • housesales@rogercoupe.com • www.rogercoupe.com



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.