



**Windacres Farm Lane,  
Rudgwick, RH12 3XQ**

**Offers Over  
£525,000**

---

**01403 272022**  
[brocktaylor.co.uk](http://brocktaylor.co.uk)

**Residential sales, lettings,  
land and new homes.**

# Windacres Farm Lane, Rudgwick, RH12 3XQ



## LOCATION

Situated within the sought-after Barleycroft development in the charming village of Rudgwick, this property enjoys a peaceful yet well-connected setting on the Sussex/Surrey border. Rudgwick offers a strong sense of community with local shops, a highly regarded primary school, and access to scenic countryside walks including the Downs Link. Nearby Horsham and Cranleigh provide a wider range of amenities, restaurants, and mainline rail services to London. The area is particularly popular with families, combining village living with excellent accessibility to larger towns, making it an ideal balance of lifestyle and convenience.

## PROPERTY

Tenure: Freehold

This beautifully presented three-bedroom home offers bright, well-proportioned accommodation, finished to a high standard throughout. The property has evolved from its original new-build presentation into a bright and welcoming home, with well-considered interiors and a comfortable, stylish layout throughout.

The ground floor features a spacious dual-aspect living room, enhanced by a square bay window that floods the space with natural light, creating a comfortable yet elegant setting. To the rear, the open-plan kitchen/dining room provides a superb entertaining space, with modern fitted units, ample work surfaces and direct access to the garden, seamlessly blending indoor and outdoor living.

Upstairs, the principal bedroom is particularly impressive, benefitting from a dedicated dressing area and a contemporary en suite shower room. The remaining bedrooms are well-proportioned, offering flexibility for family living, guest accommodation or home working. The current presentation highlights excellent use of space, including fitted storage, adding a sense of luxury rarely found in homes of this type.

The bathrooms feature sleek tiling, modern sanitaryware and high-quality fittings, creating a clean and contemporary finish. Overall, the home offers a perfect balance of practicality and style, ready to move straight into.

## OUTSIDE & PARKING

Externally, the property benefits from a private rear garden, ideal for both relaxing and entertaining, with a pleasant aspect and space for outdoor dining. The garden is easily accessible from the kitchen, enhancing the flow of the home during warmer months. To the front and side, the property enjoys an attractive position within the development, with a traditional double-fronted appearance adding to its kerb appeal. Parking is well catered for with two allocated spaces, along with additional visitor parking available nearby, making it practical for both homeowners and guests.





**Buses**

4 minute walk



**Shops**

Co-op Food  
12 minute walk



**Trains**

Billingshurst – 6.6 miles  
Horsham – 8.6 miles



**Airport**

Gatwick  
21.9 miles



**Roads**

M23  
15 miles



**Sport & Leisures**

Slinfold Golf & Country Club  
4.8 miles  
Billingshurst Leisure Centre  
6.6 miles



**Rental Income**

£tbc pcm



**Schools**

Rudgwick Primary  
Glebelands School



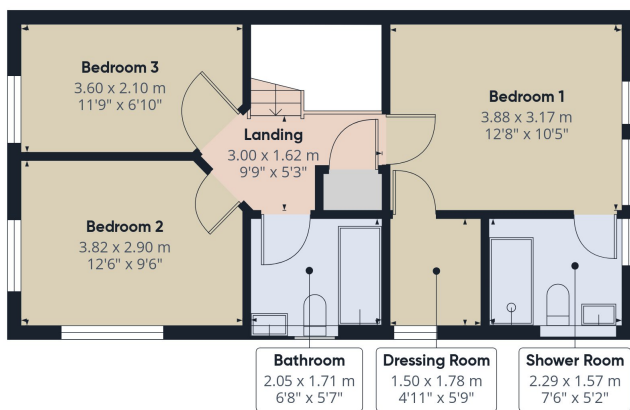
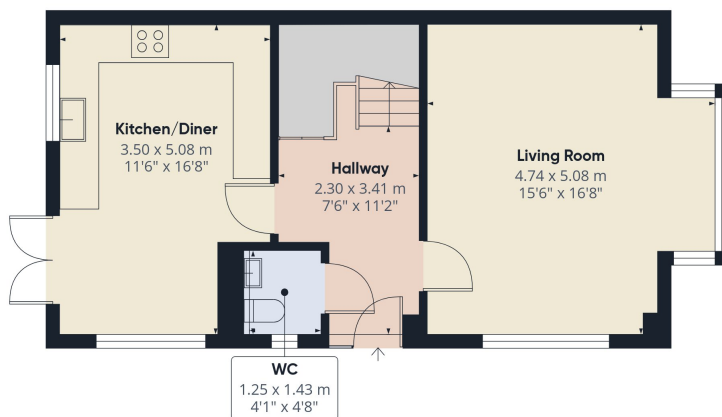
**Fibre Broadband**

Up to 1600 Mbps



**Council Tax**

Band E



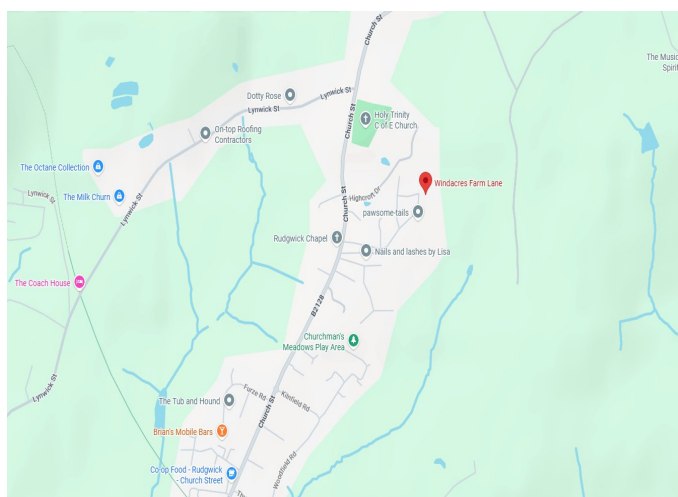
Approximate total area<sup>(1)</sup>  
107 m<sup>2</sup>  
1151 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**Map Location**



**EPC Rating**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			93
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Viewing arrangements by appointment through Brock Taylor

01403 272022  
horshamsales@brocktaylor.co.uk

