



## Baynards Lane

Rudgwick, RH12

£1,995 pcm

Boasting four double bedrooms, a modern open plan kitchen / diner, large living room, snug area, generous garden, garage and off-street parking, this well presented home is available from the end of October and is a must see.





# Property Features

---

- Four Double Bedrooms
- Stunning Rural Setting
- Two Bath/Shower Rooms
- Private and Secluded Garden
- Modern Kitchen / Diner
- Available October
- Garage and Drive
- Well Presented Throughout

## Full Description

---

Tucked away in a beautiful rural setting down a quiet country lane, on the Surrey and Sussex border, this four double bedroom property has many features that make it an ideal, comfortable home.

A large open plan kitchen / diner provides a classic modern kitchen, well equipped with double oven, hob and extractor, fridge freezer, dishwasher, washing machine, and several base and wall mounted units, finished with black granite effect worktops.

The main reception room is a charming and character filled living room, complete with log burning stove, views over the garden, parquet flooring and a bonus 'snug' area.

On the ground floor there are two bedrooms and shower room. On the first floor there are two further bedrooms, one of which is the spacious Master, along with the main family bathroom.

Outside there is a generous and inviting private walled garden, well stocked with roses and border plants there's always colour about.

There is ample off street parking with the gated drive and an attached garage (which is also home to the tumble dryer).

Oil Central Heating. Mains water and drainage. Double Glazing. Fibre Optic Broadband.

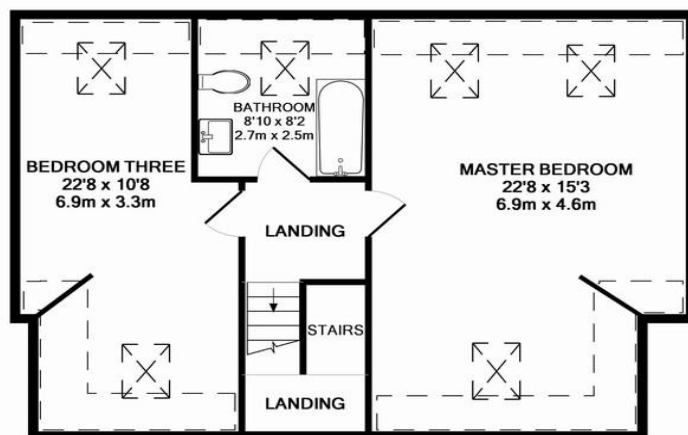
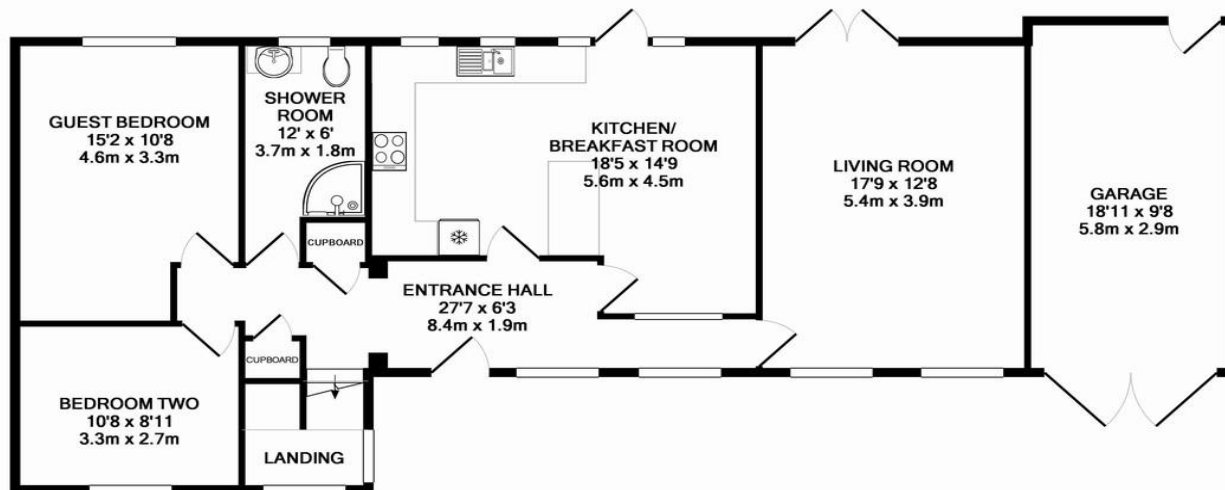
A big feature of this property is the close proximity to the Downs Link, ideal for families to walk or cycle. The main village of Cranleigh is just 10 minutes by bike, 20 minutes on foot. The local village of Rudgwick provides all the essentials, Doctors surgery, Co op, hairdresser, Firebird Brewery and country Café, and the village pub (Kings Head).

If you're looking for schools, Rudgwick Primary School has been rated Good by ofsted and Glebelands (Senior School) is in Cranleigh. There is also a selection of independent schools, Pennthorpe School in Rudgwick, Cranleigh School in Cranleigh, Farlington in Strood Green and Duke of Kent in Ewhurst. .









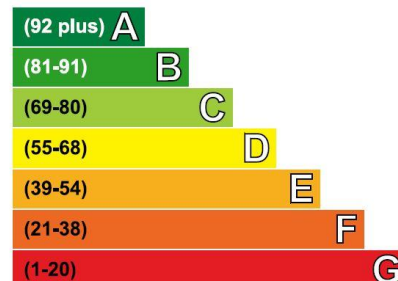
TOTAL APPROX. FLOOR AREA 1837 SQ.FT. (170.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2013

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
58	83

Argosy House  
Collins Court  
39 High Street  
Cranleigh  
GU6 8AS

[www.hestiapropertylettings.co.uk](http://www.hestiapropertylettings.co.uk)  
[cranleigh@hestiapropertylettings.co.uk](mailto:cranleigh@hestiapropertylettings.co.uk)  
01483 276565

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements