

## Baynards Manor Close

Rudgwick

£2,500 pcm

This spacious four-bedroom home has practical, well laid out accommodation and is beautifully presented throughout. A must have for those looking to be nestled in the Surrey/Sussex countryside, but still close to all the amenities village life provides.





# Property Features

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- Four Double Bedrooms
- Stunning Rural Setting
- Two Bath/Shower Rooms
- Private and Secluded Garden
- Modern Kitchen / Diner
- Pets Considered
- Large Living Room
- Bonus Snug Area
- Garage and Large Drive
- Available End March

# Full Description

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Tucked away in a beautiful rural setting, on the Surrey and Sussex border, hidden behind a stone wall, you will find the property, Baynards Manor Close. This four double bedroom property has many features that make it an ideal, comfortable home, surrounded by stunning countryside, where you can get away from it all.

Pets may be considered on an individual basis. An additional 'Pet Rent' will apply. Please enquire for more details.

The accommodation is spacious, well laid out and beautifully presented.

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 principle bedroom, 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.

### Parking

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

### Location

A big feature of this property is the close proximity to the Downs Link, which is just out the back, 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, The Milk Churn (country café), and the village pubs.

### Schools

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.

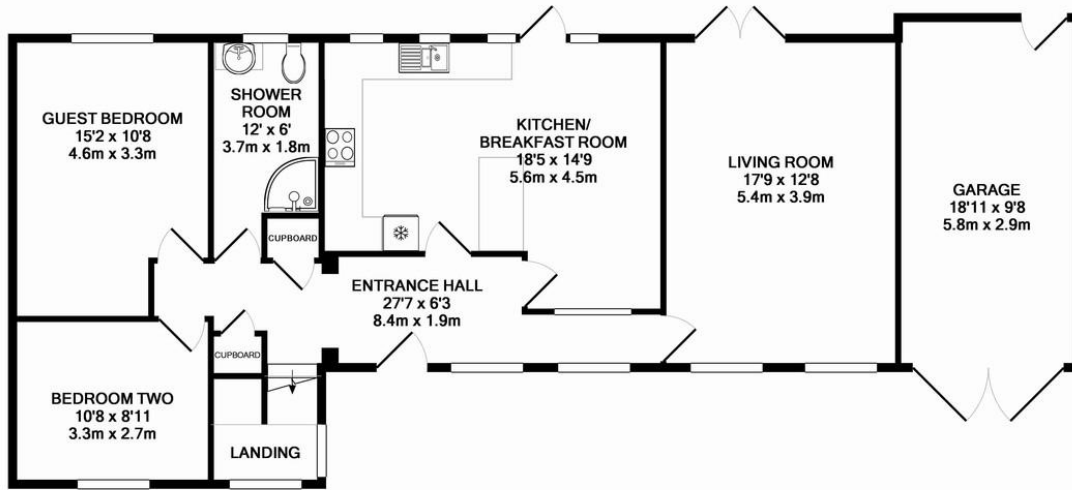
### Services

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

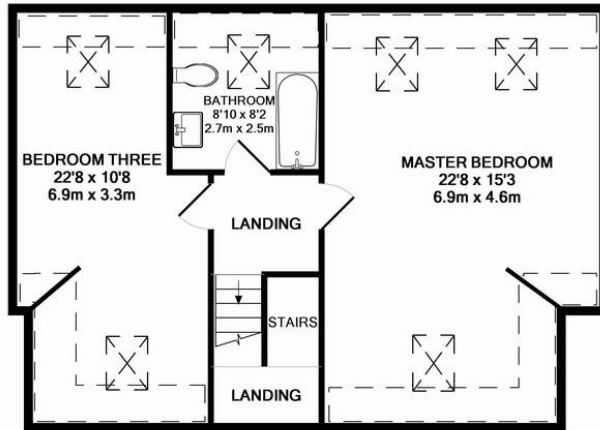








GROUND FLOOR  
APPROX. FLOOR  
AREA 1135 SQ.FT.  
(105.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 702 SQ.FT.  
(65.2 SQ.M.)

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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	67   D
39-54	E		
21-38	F		
1-20	G		

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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