



An elegant and remote two bedroom character home, ideal for a countryside retreat.

**Baynards, Rudgwick, Horsham, West Sussex, RH12**

£4,000 pcm plus fees apply, Furnished  
Available from 21.08.2020





Period features throughout • Sitting room, dining room and study  
• Kitchen/breakfast room • Principal bedroom with en suite  
bathroom • Detached single garage • Surrounding garden and  
grounds.

#### Local Information

Location

Waverley Borough Council,  
Godalming  
Council Tax Band = G

#### About this property

With many original features, the property has been beautifully refurbished to a high standard and boasts a wonderfully finished eat-in kitchen/breakfast room, pantry, sitting room with open fire place, dining room and study all overlooking the stunning mature gardens. Upstairs the principal bedroom has an en suite, guest bedroom and family bathroom.

To the front of the property there is a driveway leading to the garage and views across farmland. The mature gardens are well kept with a sweeping lawn leading to a vegetable patch at the bottom surrounded by woodland.

The house has been refurbished to a high specification and is available on a furnished basis. The property would make an excellent weekend retreat, with many recreation activities within reach including Goodwood, Chichester Harbour, Cowdrey and the countryside that offers ample scope for walking, cycling and riding.

#### Furnishing

Furnished

#### Local Authority

**Energy Performance**  
EPC Rating = E

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.  
Telephone: +44 (0) 1483 796 830.







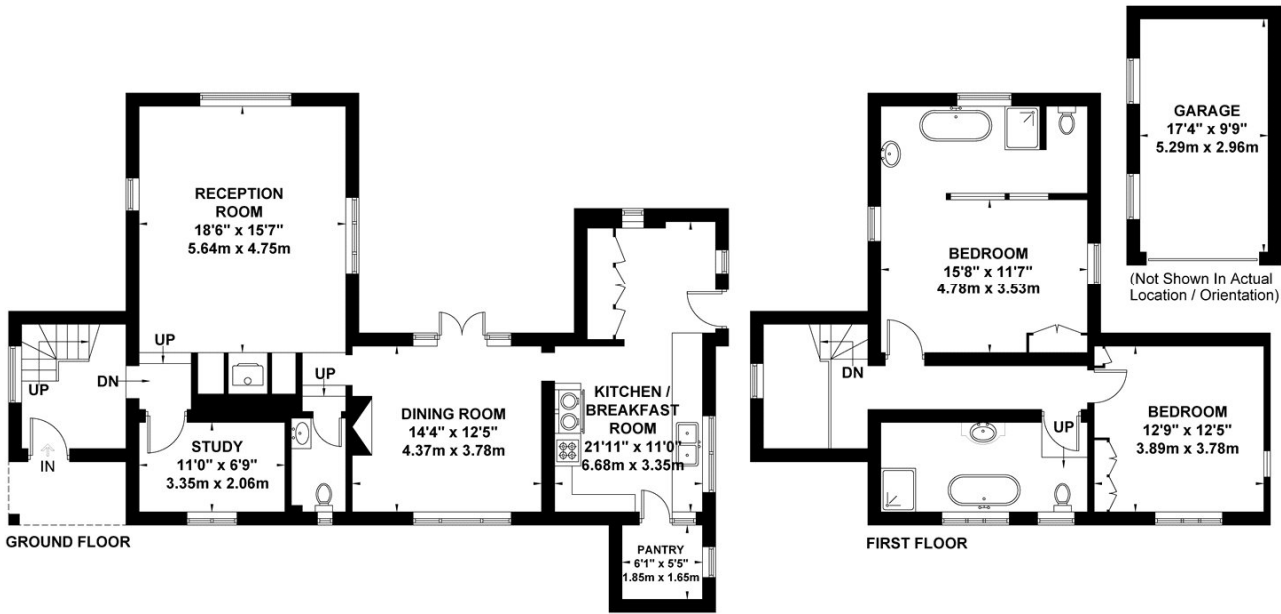


Baynards, Rudgwick, Horsham, West Sussex, RH12  
Gross Internal Area 0 sq ft, m²  
Outbuildings FILL IN  
Cellar FILL IN  
Garage FILL IN  
Total FILL IN


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Banyards Road, Rudgwick

Approximate Gross Internal Area = 162.6 sq m / 1750 sq ft  
Garage = 15.8 sq m / 170 sq ft  
Total = 178.4 sq m / 1920 sq ft



Exposure House © 2020  
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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\*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.  
Hard copy available on request. . 20200709CHDV

