

**CHURCHILL**  
COUNTRY & EQUESTRIAN

**ROGER N. COUPE**  
LAND AND NEW HOMES



**Fawn House**  
Hermongers Lane, Rudgwick, RH12 3AL

**Asking Price: £1,075,000**

**\* Contemporary new home in rural position \* Open plan kitchen living room with vaulted ceiling \***  
**\* 4 Double Bedrooms \* 3 En-Suite shower rooms \* Family bathroom \* Ready to move in \* Double barn style garage \***  
**\* Countryside walks from the front door \* EPC Rating: TBA**

**~ Accommodation ~**

**Entrance Hall ~ Cloakroom ~ Cloakroom ~ Kitchen / Dining / Sitting Room: 33' 2" x 20' 10" (10.11m x 6.36m) ~ Utility Room**  
**Walk in Pantry: 7' 7" x 4' 9" (2.32m x 1.45m) ~ Inner Hall to Bedrooms; ~ Bedroom 1 with en-suite shower room: 21' 0" x 11' 5" (6.39m x 3.49m)**  
**Bedroom 2 with en-suite shower room: 16' 10" x 11' 7" (5.13m x 3.54m) ~ Bedroom 3 with en-suite shower room: 16' 10" x 11' 7" (5.13m x 3.53m)**  
**Bedroom 4: 14' 1" x 11' 7" (4.29m x 3.52m) ~ Family Bathroom ~ Barn style Garage: 16' 8" x 16' 3" (5.08m x 4.95m) ~ Log Store**

**Accessibility: Cranleigh: 5 miles, Horsham: 9 miles, Dorking: 13 miles, Guildford: 14 miles**

A beautifully designed and contemporary 4 bedroom home which has been built to a particularly high specification in a traditional barn design with modern living in mind. The property lies in a beautiful rural position with countryside walks on the doorstep.

Fawn House benefits from a generous garden, ample parking and a double barn style garage. Fawn House has been designed and built to the highest standard throughout. A beautiful, spacious entrance hall with a WC and cloakroom leads through to a stunning, vaulted open plan kitchen / living room with a feature log burning stove and bi-fold doors open onto the wide paved patio. The contemporary kitchen benefits from a range of integrated appliances including a fridge/freezer, wine chiller, Bosch double oven and dishwasher. Adjacent to the kitchen there are two further rooms; a useful utility room with a Bosch washing machine and a tumble dryer and a walk-in pantry with storage area above. Through from the living room there is an inner hallway which leads through to four double bedrooms, 3 of which benefit from luxurious en-suite shower rooms. Furthermore there is a family bathroom suite with bath and shower overhead.

Situated in a wonderful rural position Fawn House enjoys beautiful views to the front over the adjoining countryside and there is a bridleway which runs past the property which leads to an extensive network of country walks.

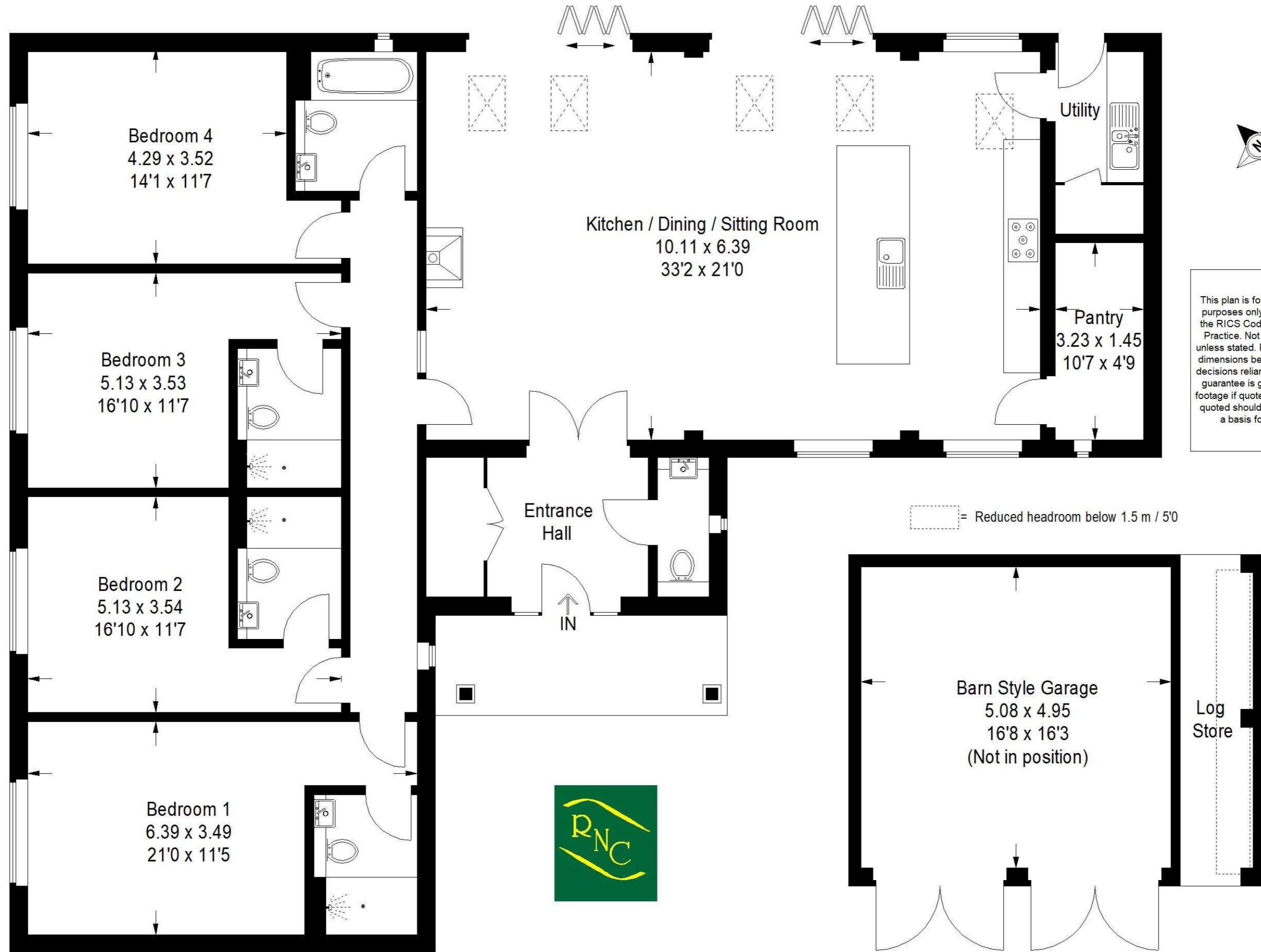
Cox Green is a small hamlet, approximately one mile from Rudgwick which is a popular West Sussex village on the border with Surrey. Local amenities in Rudgwick include a Co-op store, and post office, doctor/dental surgeries hairdressers and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. 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).

**Directions:** From our office turn left into the High Street. Proceed straight over the 2 mini roundabouts onto the Horsham Road. Continue for approx 4 miles passing through Ellens Green. Continue along and take the turnign left into Hermongers Lane. The proeprty can be found towards the end of the lan eon the left hand side immediately before Hermongers Farm.

Please note the floor plan and some photos used are from the show house and not this actual property and are intended for indicative purposes only.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan. **Local Authority:** Horsham District Council.

# Hermongers Lane, Rudgwick



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.

[Dashed Box] = Reduced headroom below 1.5 m / 5'0





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