



**Naldretts Lane  
Rudgwick, RH12 3JQ**

**£650,000**

**01403 272022  
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**Residential sales, lettings,  
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## LOCATION

Mill Cottages is peacefully positioned on the edge of Rudgwick, a highly sought-after West Sussex village surrounded by glorious countryside. The property sits on a quiet, private stretch of Naldretts Lane with no through traffic, offering a sense of seclusion while remaining close to village life. Rudgwick provides excellent local amenities, including a popular pub, convenience stores, a café, primary school, and a medical centre. For commuters, Horsham and Guildford are within easy reach by road, while nearby train stations offer swift connections to London. The surrounding area is perfect for walking, cycling, and embracing a relaxed rural lifestyle.

## PROPERTY

Tenure: Freehold

This characterful four-bedroom semi-detached cottage offers a beautiful balance of period charm and contemporary comfort. Lovingly improved by the current owners, the interior features exposed beams, original fireplaces, and warm timber flooring throughout. The property comprises two versatile reception rooms-perfect for family life, entertaining, or home working. The country-style kitchen is fitted with bespoke cabinetry and quality appliances. Upstairs, the principal bedroom benefits from views over the garden and open fields beyond. Three further well-proportioned bedrooms offer flexible

accommodation for children, guests, or hobbies, and are served by a modern shower room.

The overall layout is spacious, light-filled and practical, with tasteful décor throughout. The home also presents plenty of options to extend, subject to planning consent-whether to increase ground floor living space or convert the loft. This is a rare opportunity to own a home of true character, thoughtfully maintained and ready to move into, while still allowing room to grow.

## OUTSIDE & PARKING

The cottage enjoys a generous rear garden that backs directly onto open countryside, offering beautiful views and a peaceful outlook. Mainly laid to lawn with established planting and secure boundaries, the garden provides a perfect setting for family enjoyment, gardening, or quiet relaxation. With no rear neighbours and countryside as your backdrop, the setting is exceptional. To the front, a private gravel driveway provides off-road parking for several vehicles, framed by mature trees and shrubs. The home's semi-detached position on a private lane offers extra privacy and a wonderful sense of rural calm-with space and potential for future extension.







### Buses

10 minute walk



### Shops

Co-op Food  
0.9 miles



### Trains

Billingshurst – 5.3 miles  
Christ's Hospital – 7.2 miles



### Airport

Gatwick  
21.5 miles



### Roads

M23  
14.4 miles



### Sport & Leisure

Slinfold Golf & Country Club  
4.1 miles  
Billingshurst Leisure Centre  
5.3 miles



### Rental Income

£tbc pcm



### Schools

Rudgwick Primary  
The Weald



### Broadband

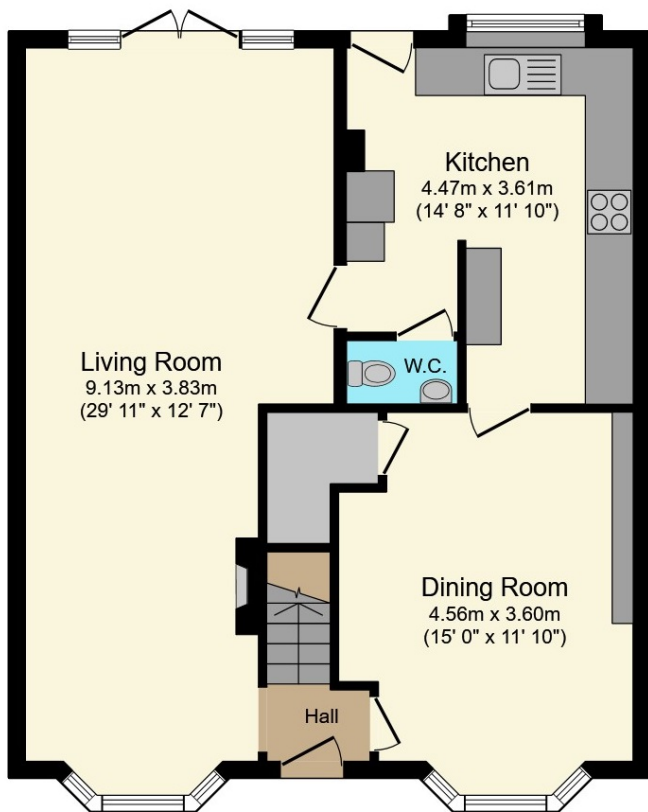
Up to 67 Mbps



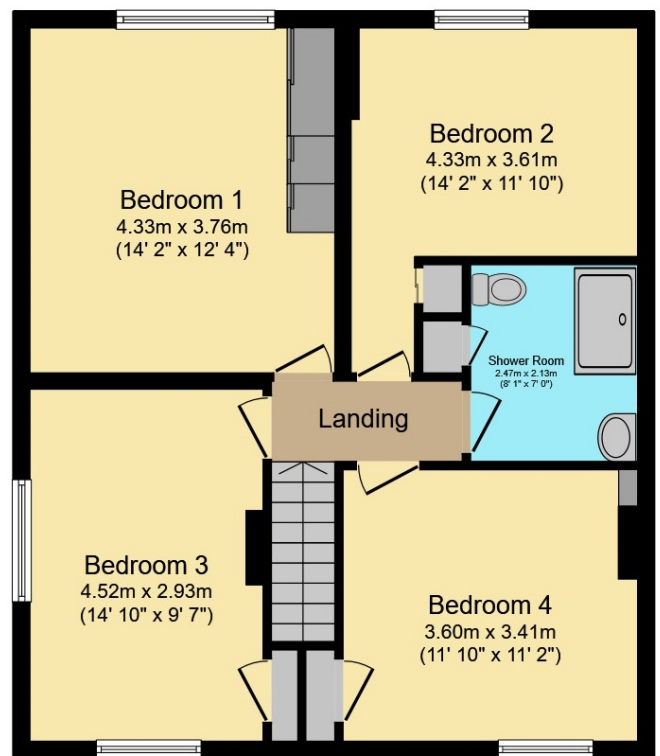
### Council Tax

Band E



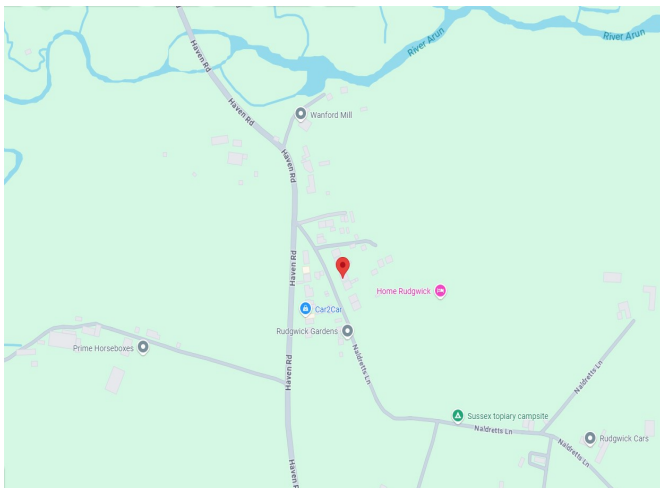


Ground Floor



First Floor

#### Map Location



**Total Approximate Floor Area**  
**1,488 sq ft / 138 sq m**

#### EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(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		
England & Wales		EU Directive 2002/91/EC

Viewing arrangements by  
 appointment through Brock Taylor

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**Brock Taylor Disclaimer:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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