

**house.**

PARTNERSHIP

Moving estate agency on



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## SWAINS COTTAGE

Tismans Common  
Rudgwick  
Horsham RH12 3BJ

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Close to the Surrey / Sussex border, a Grade II listed quintessential, picture postcard cottage, beautifully refurbished yet retaining many period features

- Entrance hall and sitting room
- Dining room and study
- Kitchen / breakfast room and utility area
- Master suite with bathroom
- 3 further bedrooms
- Shower room and separate wc
- Annexe with sitting room, bedroom and shower room
- Stable building converted to yoga studio
- Delightful gardens
- In about 1.03 acres



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properties perfectly presented

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properties perfectly presented





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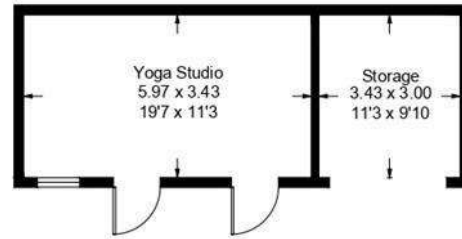


properties perfectly presented



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Approximate Gross Internal Area = 207.5 sq m / 2233 sq ft  
Annexe = 63.9 sq m / 688 sq ft (Including Storage)  
Yoga Studio / Storage Area = 31.9 sq m / 343 sq ft  
Total = 303.3 sq m / 3264 sq ft

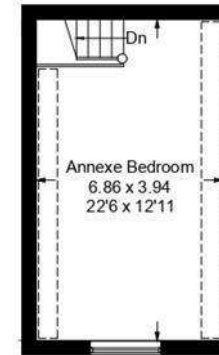


**Yoga Studio**  
(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



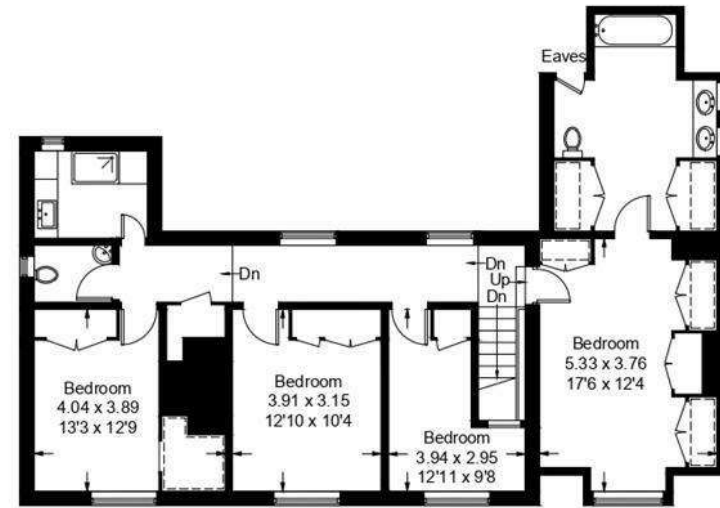
**Annexe Ground Floor**



**Annexe First Floor**



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID466903)

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## HOUSE INFORMATION

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Total gross internal area: House 2,233 sq ft / 207.5 sq m; Annexe 688 sq ft / 63.9 sq m (including Storage); Yoga Studio and storage area 343 sq ft / 31.9 sq m. Total = 3,264 sq ft / 303.3 sq m.

Services: Mains water and electricity. Oil-fired central heating. Private drainage.

Local authority: Horsham District Council. Tel: 01403 215100.

Viewing: Strictly by appointment. Tel: 01483 266700.

Photographs taken 2018.



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