



Corner Cottage Furzen Lane, Rudgwick

Guide Price £725,000

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Rudgwick, Horsham

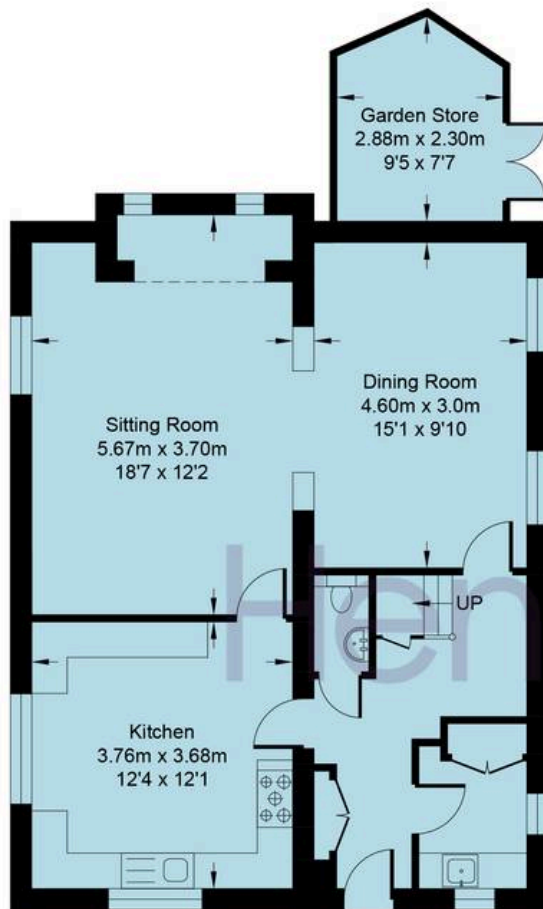
This beautifully presented detached character cottage is situated on a generously sized corner plot on the fringes of Rudgwick Village. It offers a superb blend of living and bedroom space arranged over two floors and offers access to nearby Horsham town Centre, commuter routes to both London and Brighton and a selection of well regarded local country pubs and restaurants.

To the ground floor; the reception hallway welcomes you and leads in to the main sitting room which is superbly presented and centres around an inglenook fireplace, this is part open to a separate dining room which is ideal for social occasions and enjoys views over the rear gardens. The well appointed kitchen/breakfast room has a range of wall and base cabinets with contrasting work surfaces running through, there is ample storage space and space for a range style cooker as well as an integrated dishwasher and fridge. Also of note to the ground floor is a utility room and separate cloakroom.

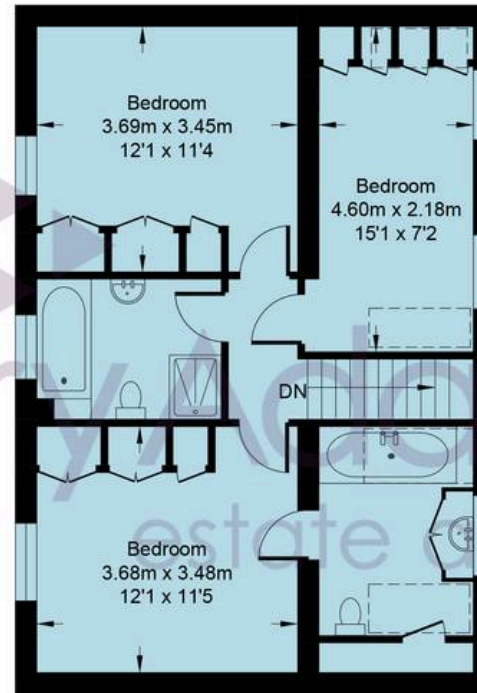
To the first floor, the main bedroom suite has fitted wardrobes and cupboards as well as an ensuite bathroom, there are two further double bedrooms - all with fitted storage space, and a family bathroom completing the first floor.



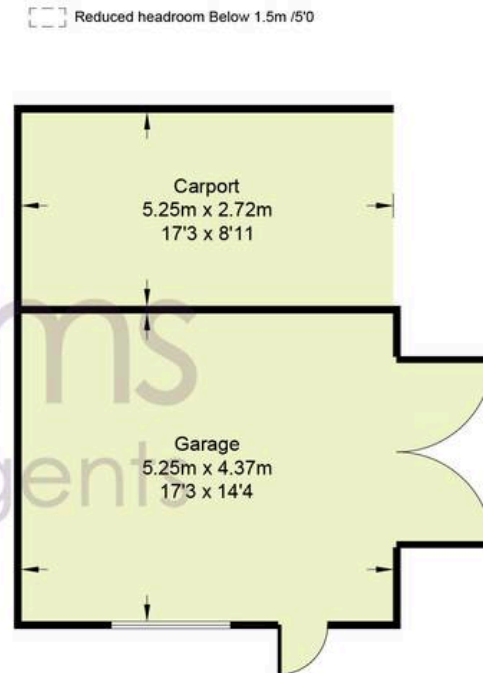




GROUND FLOOR



FIRST FLOOR



CARPORT & GARAGE



Ellens Green

Approximate Area = 1312 sq ft / 121.9 sq m
 Garage/Garden Store/Carport = 463.9 sq ft / 43.1 sq m
 Total = 1775.9 sq ft / 165.0 sq m
 For identification only - not to scale



The property sits in a generous corner plot with gardens that are mainly laid to level lawn, they are bordered with well maintained flower and shrub beds and there is a privately gated access to the driveway which provides space for several vehicles. The driveway leads to a quality double garage with an adjoining carport space.

Rudgwick is a popular West Sussex village on the border with Surrey. Local amenities include a Co-op store, and post office, doctor/dental surgeries hairdressers, chemist, Firebird brewery, The Milk Churn and a great local pub in the Fox. It's also on the doorstep on the downs link, a 35 mile trail that links Guildford to the north through to the coast to the south. 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).

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.