



The Marts, Rudgwick, West Sussex, RH12 3HH
Offers Over £700,000 Freehold


MARTIN&CO

Rudgwick, West Sussex

4 Bedrooms, 4 Bathroom

Offers Over £700,000 Freehold

- Extended accommodation
- Four double bedrooms
- Four bathroom/shower rooms
- Triple aspect sitting room
- South westerly gardens
- Driveway
- Refurbished throughout
- EPC D

Presenting a perfect balance of inside/outside living, this detached family home showcases a redesigned interior that offers abundant living space with flexible accommodation to suit the modern family.

Upon entering, a spacious hallway sets the stage and leads to a convenient boot-room, a cloakroom/wet-room, and a generously sized utility room with direct access to the side of the home and also the converted garage store.

The ground floor also features an impressive modern kitchen/breakfast room, complete with a comprehensive range of wall and base units as well as integrated appliances.

Double patio doors open onto a wide rear terrace, seamlessly connecting indoor and outdoor living.



The triple-aspect sitting room/dining room boasts a captivating fireplace with a wood burner. French doors lead to the rear terrace, while double glazed windows bathe the room in natural light from the front and side, creating a delightful balance of brightness.

Returning through the kitchen breakfast room, a versatile study/playroom awaits, providing flexible space and a full garden view to cater to your needs.

Upstairs, the house has undergone a stunning transformation to offer two expansive bedroom suites. The principal suite impresses with a luxurious new en-suite bathroom/shower room, a spacious walk-in wardrobe/dressing room, and a captivating view of the garden.

Positioned at the front of the house is another sizable double bedroom suite, complete with a dressing area, fitted wardrobes, and an en-suite shower room.

The third and fourth bedrooms are generously proportioned, while the family bathroom exudes a modern and contemporary style.

Outside, the front garden has been beautifully landscaped, featuring a sculpted lawn area and a feature wall with motion sensor lighting. The limestone gravel driveway provides convenient off-street parking for several vehicles.

The former garage has been repurposed as a bike or garden store, with a doorway leading into the utility room. The wide rear garden predominantly faces south and boasts a paved terrace area, expansive lawn, and charming flower and shrub borders.

Area

Rudgwick is one of West Sussex's most historic villages with a thriving Co-op/Post Office, a quintessential English public house and a Church, with the village located on the Surrey/Sussex border.

Approximately thirteen miles from Guildford and seven miles from Horsham.

Horsham is a thriving historic market town with an excellent selection of national and independent retailers including a large John Lewis at Home and Waitrose store.

There are twice weekly award winning local markets in the Carfax in the centre of Horsham to stock up on local produce. East Street, or 'Eat Street' as it is known locally, has a wide choice of restaurants ranging from Pizza Express to the Michelin starred Tristan's.

Piries Place in the centre of Horsham has been redeveloped to include the independent Everyman three screen cinema, a 92 bed hotel, shops and restaurants.



You are spoilt for choice for leisure activities as there is a leisure centre with swimming pool close to Horsham Park whilst the nearby Capitol has a cinema and theatre. There are some beautiful walks and cycle rides in the immediate countryside. Further afield, the stunning South Downs and coast are within easy reach.

For those needing to commute, Horsham Station has a direct line to Gatwick (17 minutes) and London Victoria (56 minutes) and there is easy access to the M23 leading to the M25.

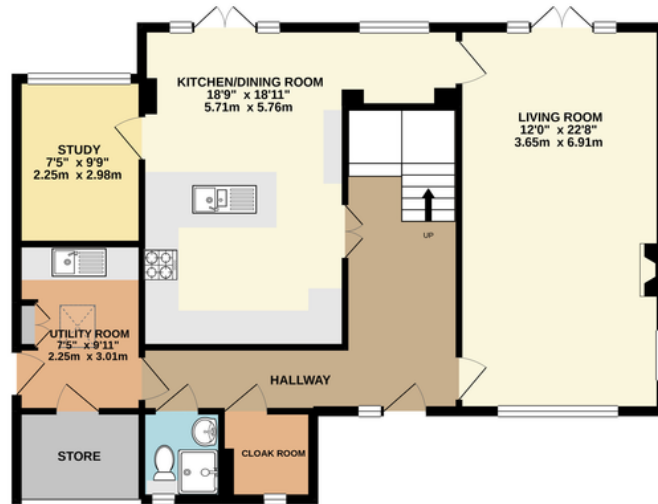
Our clients felt the old home just didn't offer the right balance of space for a modern family, she wanted a home full of light and space to enable flexibility to work and live in a positive environment. This is a multi-generational home that will suite those purchasers who want a village location with town amenities closeby.

Offered for sale via Martin and Co estate agents
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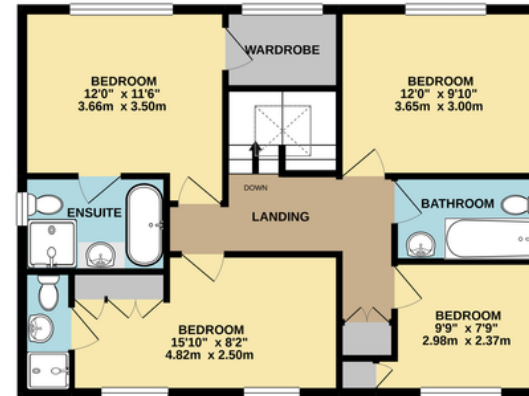




GROUND FLOOR
922 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA : 1616 sq.ft. (150.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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