



Horsham Road, Rusper

Offers In Excess Of £725,000

Property Features

- NO ONWARD CHAIN
- THREE DOUBLE BEDROOMS
- MODERN KITCHEN WITH A SEPARATE UTILITY AND LAUNDRY ROOM
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- IMPRESSIVE OPEN PLAN LIVING/DINING ROOM
- RUSPER VILLAGE LOCATION
- CLOSE TO STUNNING COUNTRYSIDE
- LARGE GARDEN AND PRIVATE DRIVEWAY
- SPACIOUS AND FLEXIBLE LAYOUT
- SHORT DRIVE TO DORKING TOWN CENTRE



Full Description

A superb three double bedroom family house offering generously proportioned accommodation with an impressive garden and large private driveway. Nestled in a rural position within the pretty village of Rusper, surrounded by beautiful open countryside and close by to the village amenities. The property was built by the current owner's parents in the 1960's and has been a much-loved family home for many years. The layout has been carefully thought out and offers bright, flexible and spacious accommodation.

The property starts in the porch which has a useful W/C, floor to ceiling storage cupboard and leads into the impressive living/dining room. This wonderful space enjoys triple aspect views out the pretty garden, making it wonderfully bright and airy, and has been fitted with wooden flooring throughout to create a warm and cosy ambience. Designed to be the 'heart of the home' the multi-functional space has been split into zones with a designated area for a large dining table and chairs towards the rear, and a living room at the front, with plenty of space for a large sofa and TV, which boasts an open fire and further views out to the garden. A door leads into the modern kitchen which has been fitted with a range of shaker style base and eye level units, an integrated dishwasher and induction hob and eye level oven with microwave. From here there is a separate utility room which is a fantastic additional room and benefits from worktop space, floor to ceiling cupboard space and a freestanding fridge. Another added benefit to this property is the separate laundry room which has the necessary plumbing for a tumble drier and washing machine and has convenient access out to the rear garden. From here there is a store room which provides useful storage for bikes and larger household items. This room would make an ideal designated office for remote working or home gym if desired.

To the front of the property there are three generous double bedrooms which can be shut off from the rest of the accommodation. The master bedroom is a spacious double bedroom with ample space for freestanding wardrobes and an en-suite shower which includes a large walk-in shower. Bedroom two is another well-proportioned double with built-in floor to ceiling wardrobes and views out to the front whilst bedroom three offers space for freestanding furniture. The family bathroom, which features the original pink bathroom suite and tiling adds a touch of nostalgia and charm. There is a bath with overshower and useful vanity unit for storing cosmetics. A floor to ceiling airing cupboard for storing towels and bedding is conveniently located next to the bathroom. Council Tax Band F.

Outside

A large private driveway offers space for several cars and includes a useful car port. There is a generous rear garden which can be accessed via the side of the property and offers a South-West facing aspect. The garden is fully laid to lawn, bordered by fencing and mature hedges to create additional privacy from the neighbouring properties.

Location

The village of Rusper offers everything for day to day needs with a large shop with post office, primary school, two pubs and a recreation ground. For more comprehensive shopping and recreational facilities, the major shopping centres of Dorking, Horley and Horsham are a short drive away. For the commuter, Horley and Gatwick train station are a short drive away with the Gatwick Express provides rail services to London Victoria, London Waterloo and London Bridge. Rusper also provides some fine countryside walks and riding tracks.

VIEWING Strictly by appointment through Seymours Estate Agents, Cummins House, 62 South Street, Dorking, RH4 2HD.

FIXTURES AND FITTINGS We have not carried out a detailed survey, nor tested the appliances, mechanical or electrical fittings.

MISREPRESENTATION ACT - These particulars are for guidance only and do not form any part of any contract.





Horsham Road, RH12

Approximate Gross Internal Area = 129.0 sq m / 1388 sq ft



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 any decisions reliant upon them. (ID1031162)

CONTACT

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

COUNCIL TAX BAND

F

TENURE

Freehold

LOCAL AUTHORITY

Mole Valley District Council

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

