



Brookside Farm, Hermongers Lane, Rudgwick

Guide Price **£1,250,000**

Brookside Farm Hermongers Lane

Rudgwick, Horsham

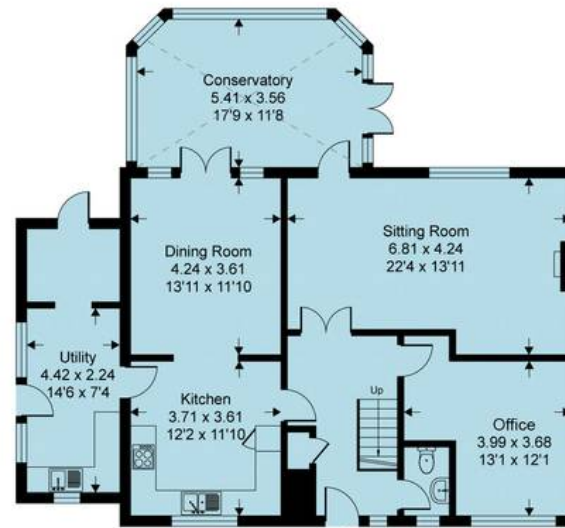
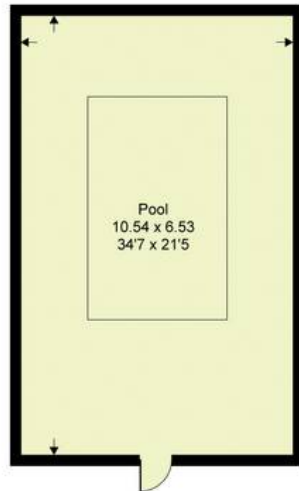
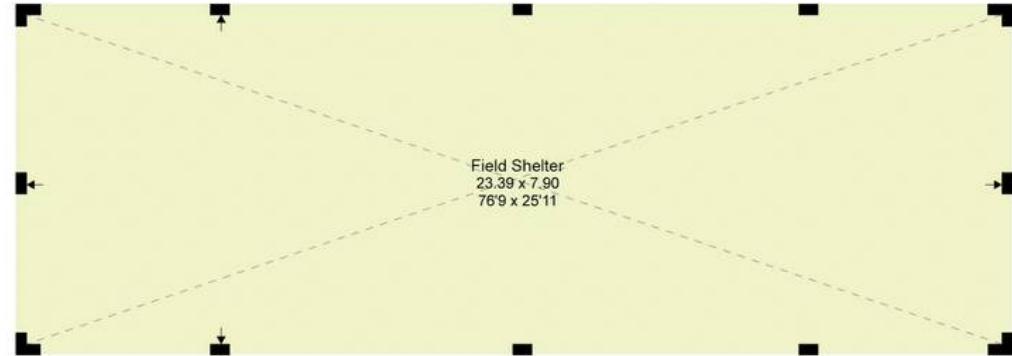
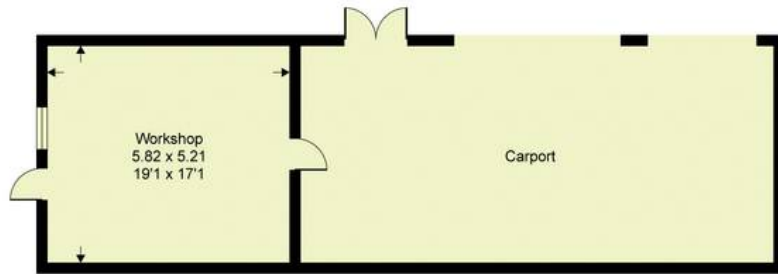
This delightful detached family residence is situated in a semi rural position on the outskirts of Rudgwick village offering access to nearby Horsham and Cranleigh town centres, open countryside including the Downs Link, a selection of well-regarded local schools and commuter routes to the capital. The property is situated within a generous plot that totals approximately 4.72 acres and includes areas of open space that are ideal for recreations and areas of woodland. The current owners have utilised the outdoor areas to provide homegrown produce and numerous fruit trees.

The main property has a superb blend of living and bedroom space arranged over two floors, to the ground floor there is a reception hallway which leads through to a sitting room where you can enjoy views out to the private rear garden. The main social hub is the kitchen/breakfast room which opens into a dining room area and both provide ample space for dining tables and family gatherings. The kitchen has a range of wall and base units with contrasting tones and features Quartz work surfaces running through, there is an integrated dishwasher as well as a double oven, gas hob and an extractor hood. Further space to the ground floor includes a study/office which has fitted units and enjoys views to the front of the property , there is a large lobby with utilities and boot room area which is conveniently positioned adjacent to the kitchen and doubles as a further entrance hallway. There is also a large conservatory which overlooks the garden with an access from the dining room and lounge, and a downstairs cloakroom.

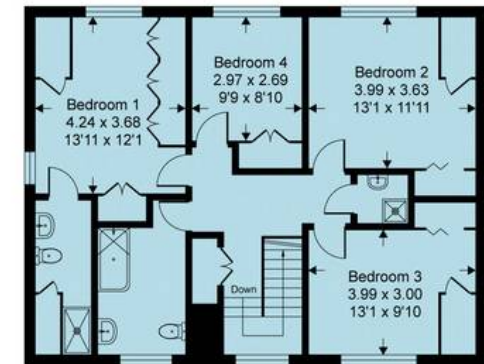


Brookside Farm, RH12

Approximate Gross Internal Area = 207 sq m / 2229 sq ft
 Approximate Outbuildings Internal Area = 132.3 sq m / 1425 sq ft
 Approximate Total Internal Area = 339.3 sq m / 3654 sq ft
 (excludes carport)



Ground Floor



First Floor

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.



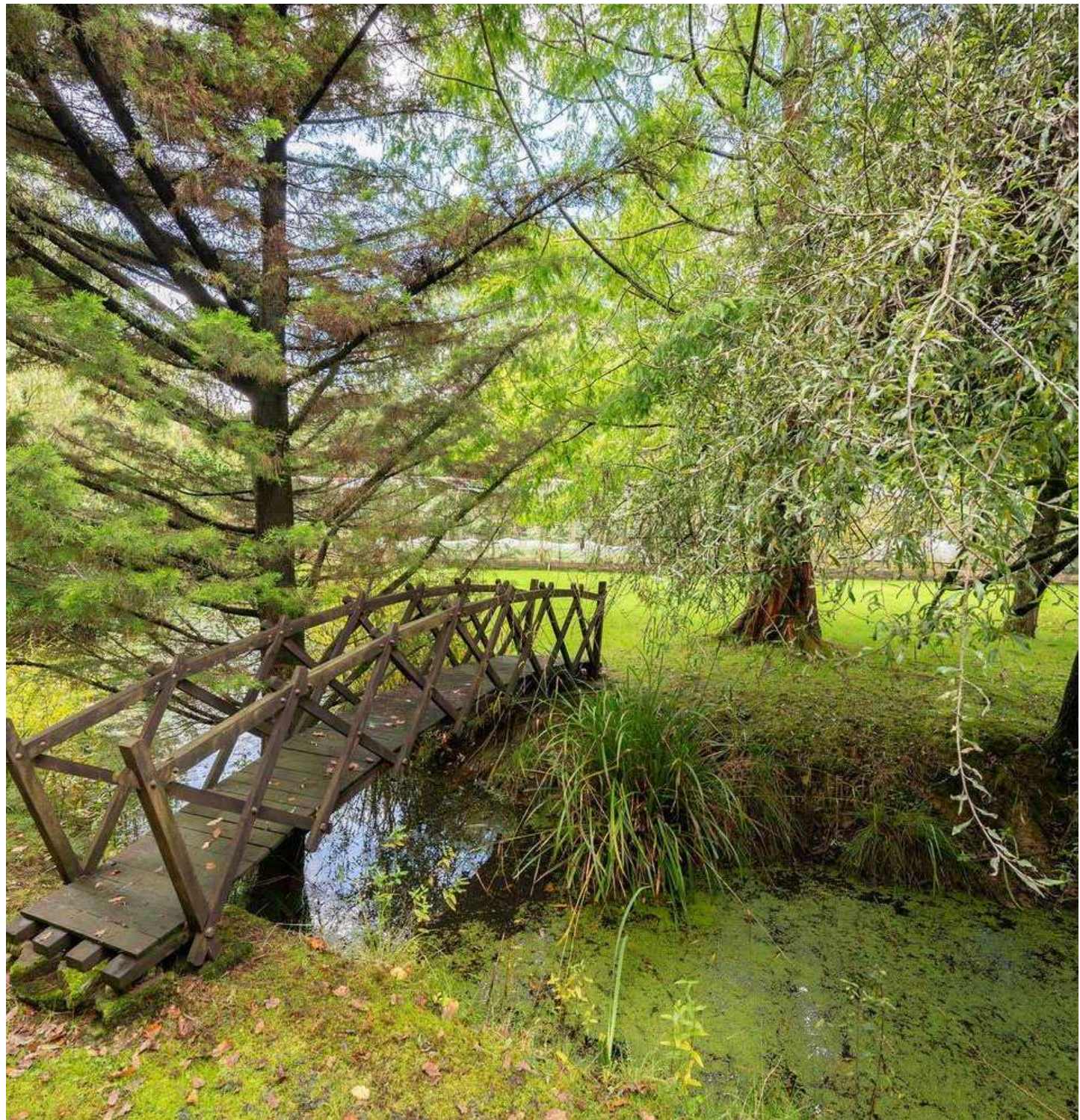


To the first floor; the main bedroom has a superb arrangement of fitted cupboard and wardrobe space along with an ensuite shower room which has a walk-in shower, low-level WC, bidet and a wash hand basin. There are three further bedrooms all of which have fitted wardrobe space along with a separate shower room and a further family bathroom which has a wall mounted shower over the bath along with a low level WC and a wash hand basin.

Brookside Farm is approached via a large driveway providing parking space for several vehicles, this leads to a barn style carport with four bays and an adjoining workshop. The property boasts a fine private rear garden which is mainly laid to lawn and has a pond, a selection of beds herbaceous borders which provide an abundance of colour within the spring and summer months. The plot offered also includes a large open field which is ideal for recreational uses and is bordered with areas of woodland and carefully created vistas, it also has a covered store space which is ideal for tools, materials and agricultural machinery. Further space within the acreage includes another area of pasture land which features a large pond with island and bridge, areas for homegrown produce as well as a selection of fruit and nut trees and enclosed fruit cages. A discreet access leads to a further area which includes a timber built storage shed/games room and a polyurethane covered pool area. Also of note is the carefully created Bowling Green which is bordered with mature hedge line.

Council Tax band: G

Tenure: Freehold







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