



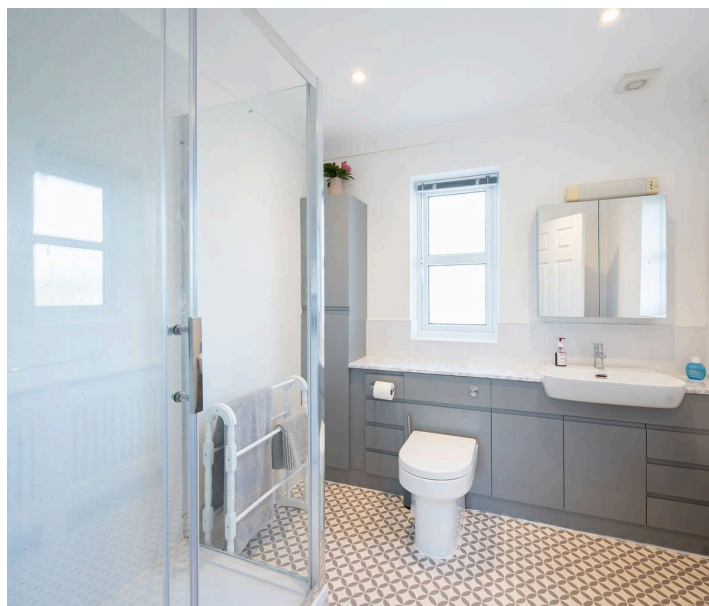
## 2 Foxholes, Rudgwick

Guide Price £675,000

## 2 Foxholes

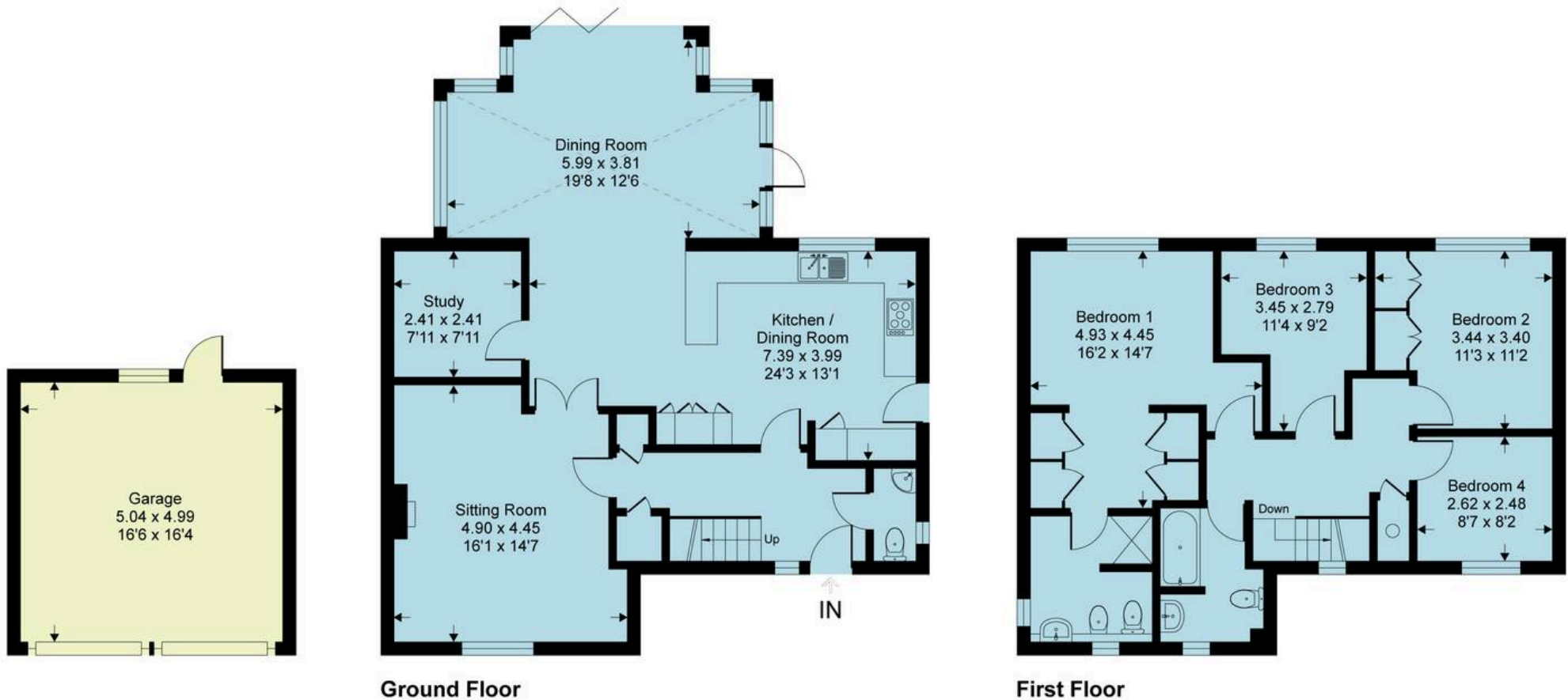
Rudgwick, Horsham

This four bedroom, two bathroom, detached family home has a modern style and featured as the original development show home, it is ideal ideally located for access to Horsham and Cranleigh town centres, nearby countryside, the Downs link, a selection of well regarded local schools and commuter routes to the capital. To the ground floor; a reception hallway welcomes you and leads into the main sitting room which has an aspect to the front of the property and centres around the fireplace which incorporates a log burner - ideal for crisp winter evenings. The main social hub of this family home is the stunning open-plan kitchen/dining/family room which has superb degrees of light due to the orangery style extension where you can enjoy fine views over the rear gardens. The kitchen has a range of wall and base cabinets complimented with work surfaces running through and a selection of integrated appliances including a dishwasher, gas hob, extractor hood and wall height oven, there is also a tiled floor and the clever use of LED plinth lighting. Also of note to the ground floor is a separate study which makes an ideal work from home office and a downstairs cloakroom. To the first floor; the main bedroom suite enjoys a superb selection of fitted wardrobe space and has a personal en-suite shower with a walk-in shower, a low level WC and wash hand basin set within a contemporary vanity unit. There are three further bedrooms plus a well equipped family bathroom which features a bath with shower attachment, a low level WC and a wash hand basin.



# Foxholes, RH12

Approximate Gross Internal Area = 154.6 sq m / 1665 sq ft  
Approximate Garage Internal Area = 25 sq m / 270 sq ft  
Approximate Total Internal Area = 179.6 sq m / 1935 sq ft



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.





Driveway parking provides space for several vehicles and leads to the detached double garage which has one up and over door and a further electrically operated roller door. The rear garden is mainly laid to lawn and has a superb sandstone patio terrace area which is ideal for alfresco dining within the summer months, there is a selection of shrubs and plants along with a further concealed decking area adjacent to the garage; which makes a further seating/BBQ area.

- **Four Bedrooms, Two Bathrooms**
- **Stunning Open Plan Kitchen/Dining/Family Room**
- **Study/Office**
- **Double Garage**
- **Village Location**
- **Nearby to Downs Link**
- **Access to Horsham and Cranleigh**
- **Modern Finish**
- **Southerly Facing Rear Garden**
- **Cul-de-Sac Location**

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







## Henry Adams – Horsham

Henry Adams HRR Ltd, 50 Carfax, Horsham – RH12 1BP

01403 253271

[horsham@henryadams.co.uk](mailto:horsham@henryadams.co.uk)

[www.henryadams.co.uk/](http://www.henryadams.co.uk/)

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.