



29 Foxholes, Rudgwick RH12 3DX

Offers in Region of **£585,000**



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ESTATE AGENT
Est. 1991



29 Foxholes, Rudgwick RH12 3DX

Freehold / Council Tax Band: F / EPC:E

- Detached House
- Modern Development
- Driveway And Double Length Garage
- Two Bathrooms
- Private Rear Garden
- Close to Shop and GP Surgery
- Short walk to Downslink Path
- Close to Local Schools And Amenities

Nestled within a sought-after modern development, this well presented four bedroom detached house offers an exceptional blend of comfort, style, and convenience. The spacious accommodation is thoughtfully arranged, with a welcoming entrance hall leading to a generous living room. The well-appointed kitchen features contemporary fittings and ample workspace, seamlessly connecting to a bright dining area that opens onto the garden, creating an ideal setting for family meals and gatherings. Three well-proportioned bedrooms provide flexible living options, with the principal bedroom benefiting from an en suite shower room, while a stylish family bathroom serves the remaining bedrooms. The fourth bedroom could be used as an office-/study or cot room.



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Outside, the property continues to impress with its inviting and private rear garden, offering a tranquil retreat for both relaxation and play. A spacious patio area and deck provides the perfect spot for al fresco dining or morning coffee, while the lawn offers plenty of space for children or pets to enjoy.

The front of the property features a driveway, providing off-road parking, and leads to a double length garage that offers excellent storage and workshop potential. With its enviable position in a friendly neighbourhood and proximity to countryside walks, excellent schools, and essential amenities, this home truly offers the best of both convenience and lifestyle. We highly recommend arranging a viewing to fully appreciate all that this wonderful property and its location have to offer.

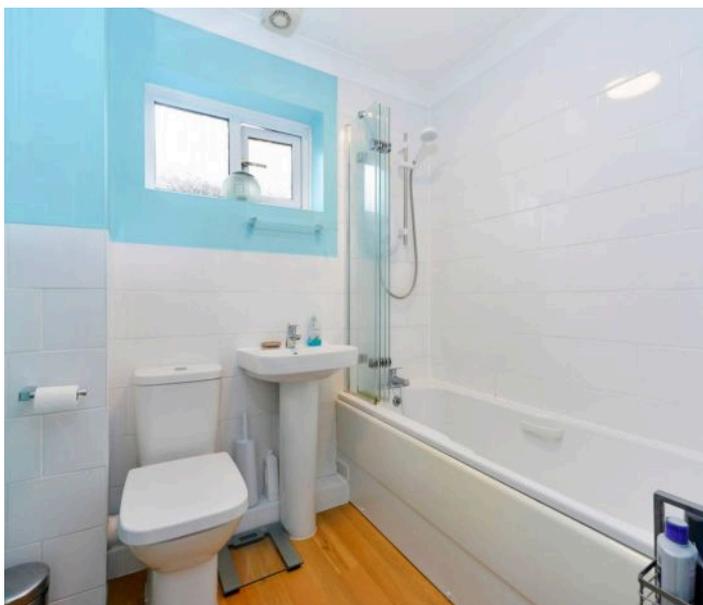
Additional highlights include a handy downstairs cloakroom, gas central heating, and double glazing throughout.

Ideally located, you are just a short stroll from the local Co-op, a GP surgery, and highly regarded schools, with the Downslink Path nearby for scenic walks and cycling.



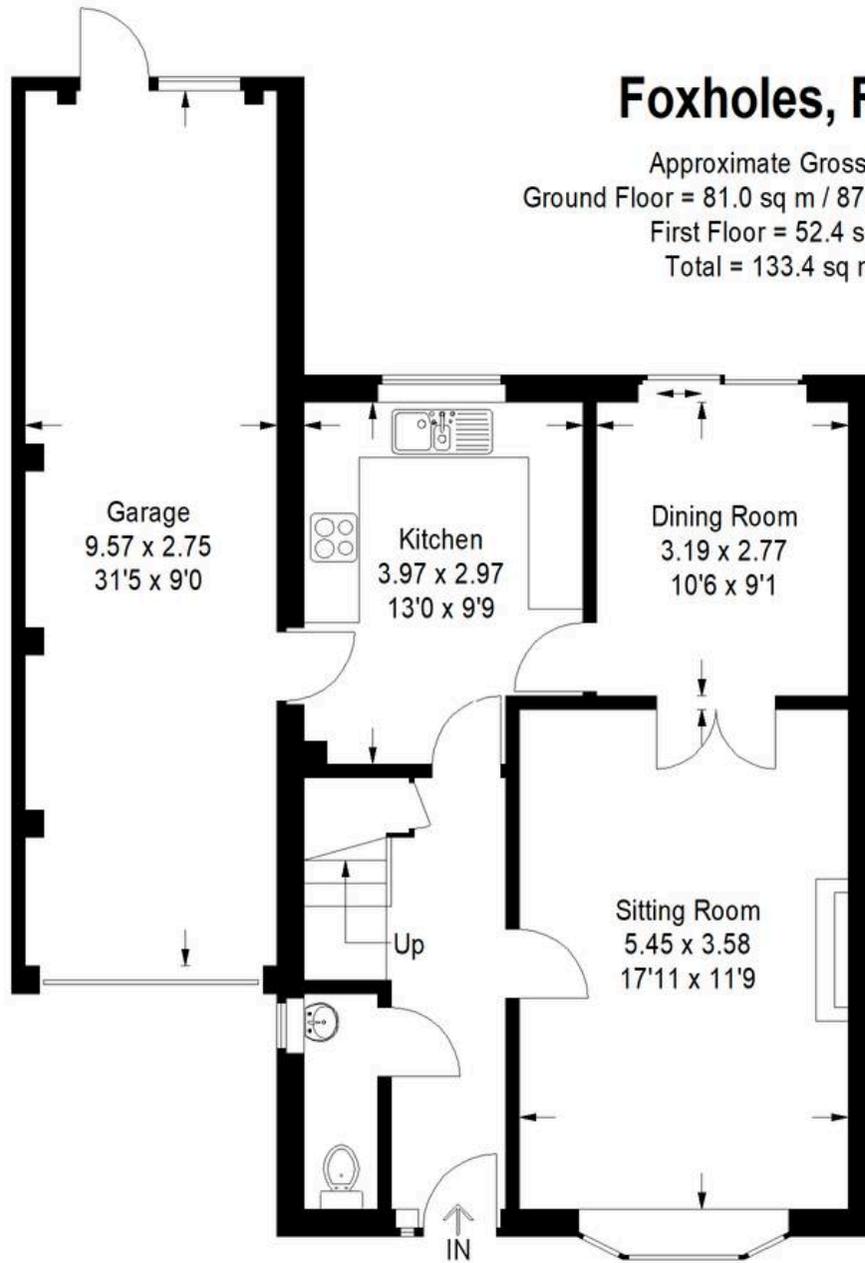
29 Foxholes, Rudgwick, West Sussex

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 and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. There is beautiful countryside all around with the Downs Link footpath and bridleway providing super walks and cycle routes. The award-winning Firebird craft brewery and the Milk Churn café are super venues to stop off at. 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).

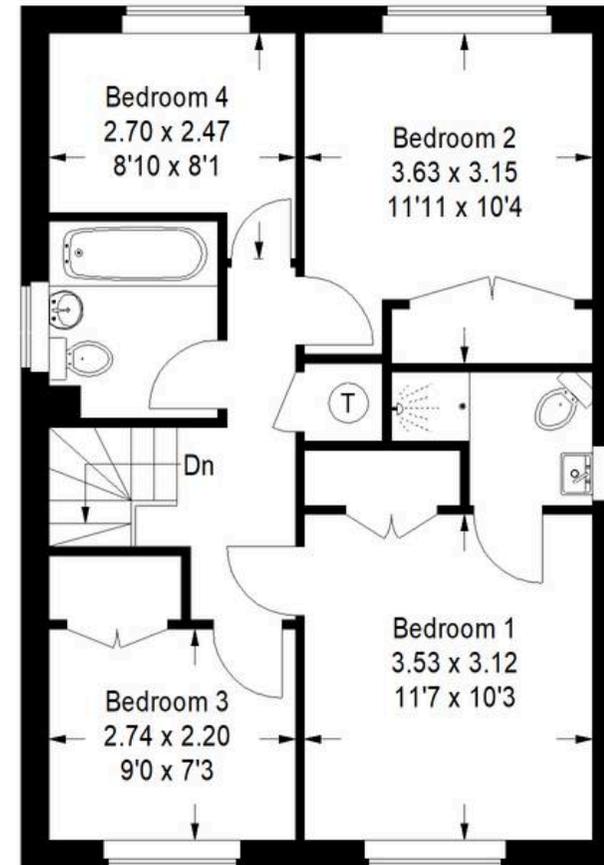


Foxholes, Rudgwick

Approximate Gross Internal Area
Ground Floor = 81.0 sq m / 872 sq ft (Including Garage)
First Floor = 52.4 sq m / 564 sq ft
Total = 133.4 sq m / 1436 sq ft



Ground Floor



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.