



**Rudgwick, West Sussex**  
Guide Price £579,950 Freehold



## Rudgwick, West Sussex

- Three bedrooms
- Period features
- Landscaped cottage style garden
- Off street parking
- Feature fireplaces
- Village location
- Refitted kitchen and bathroom

Believed to date back to circa 1800, this charming and beautiful detached Grade II Listed village home offers the perfect opportunity to live in a period property in this stunning location, set just off Church Street in Rudgwick.

Approached via a paved driveway providing off street parking, the front door and entrance porch gives access to two of the three reception rooms, both enjoying front aspect and having bay windows. The sitting/dining room has brick fireplace with beamed mantle and log burning stove and the other main reception/family room also enjoys a feature brick open fireplace with wood mantle. This reception/family room being a double aspect with views into the garden vista and front aspect. The kitchen, with its beamed ceiling and inset ceiling lights, has been completely refurbished by the current vendors to now provide a lovely range of white shaker style units with butlers sink and integrated appliances, including a Range Cooker with exposed brick surround, deep cool larder, flagstone floor with door and window to side. Off the



kitchen is a useful third reception room which has a bricked bread oven and French doors leading into the garden. There is a downstairs cloakroom with wc just off this room.

Moving to the first floor, the property has three good size bedrooms, both the main bedroom and bedroom two having feature fireplaces. The main bedroom enjoying a double aspect with stunning views towards the Surrey Hills. The third bedroom is at the rear of the property with a useful deep eaves storage cupboard. The family bathroom has also been refitted to now provide a white suite with a large corner shower cubicle and fitted power shower, panel enclosed bath, high cistern wc, pedestal wash hand basin with part tiled and panelled walls with window to side.

#### Outside

The driveway has been discreetly hedged from

the road and it is paved to provide off street parking for two vehicles, also having a wrought iron gate leading to the rear garden. The rear gardens have been landscaped with reclaimed millstone paving, a lovely terrace and pergola with vines above, there is a further decked area enjoying a high degree of privacy and seclusion and offer the perfect oasis to enjoy those sunset evenings.

#### Agents note

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. Pines 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.

For further information and viewing arrangements please call owners agents:

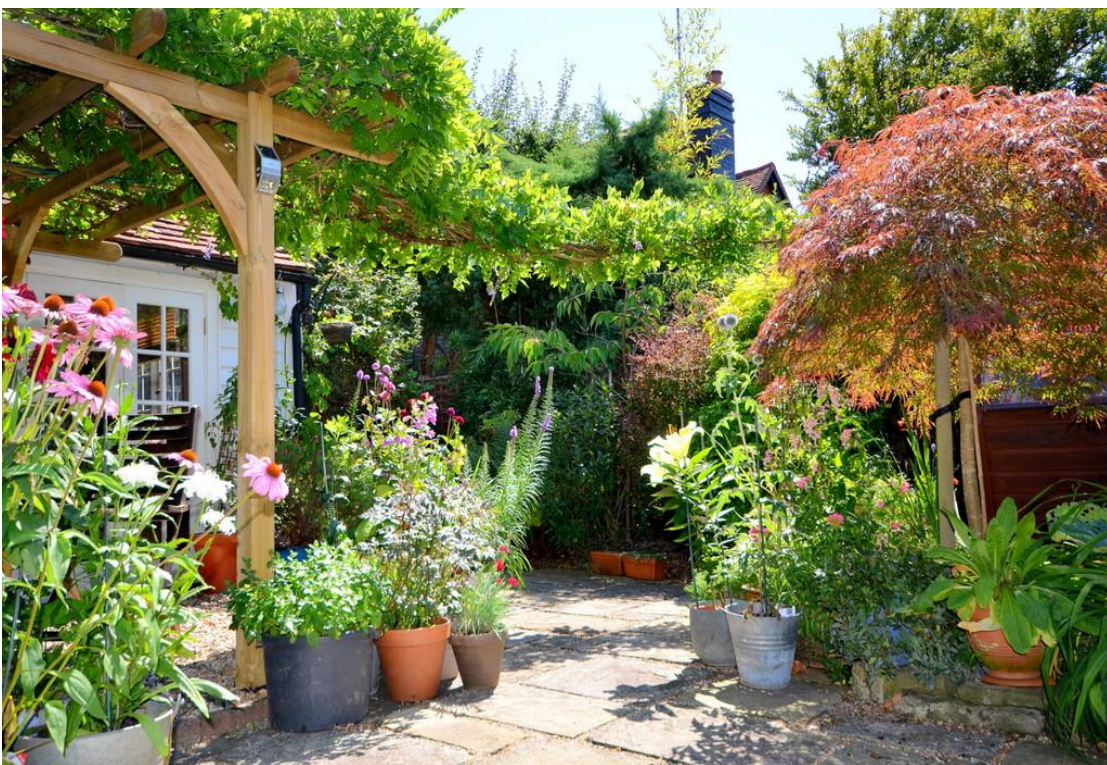
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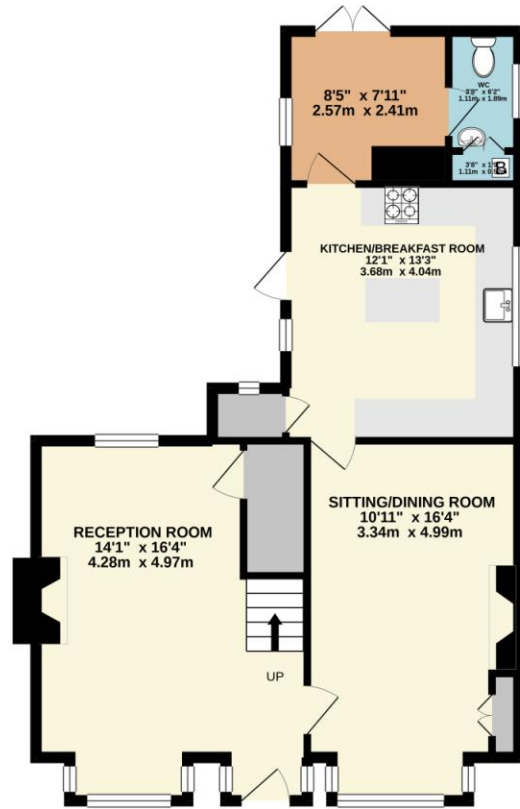
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Website: [horsham.martinco.com](http://horsham.martinco.com)

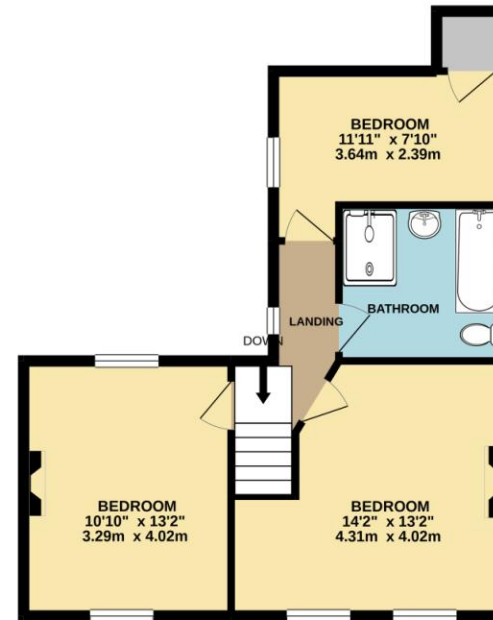




GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



1ST FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1163sq.ft. (108.0 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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## Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ  
T: 01403 248222 • E: horsham@martinco.com

# 01403 248222

<http://www.martinco.com>



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