



Woodbine Church Street, Rudgwick

Guide Price £400,000

Woodbine Church Street

Rudgwick, Horsham

This is a beautiful Grade II listed two bedroom cottage which is set in the heart of Rudgwick village

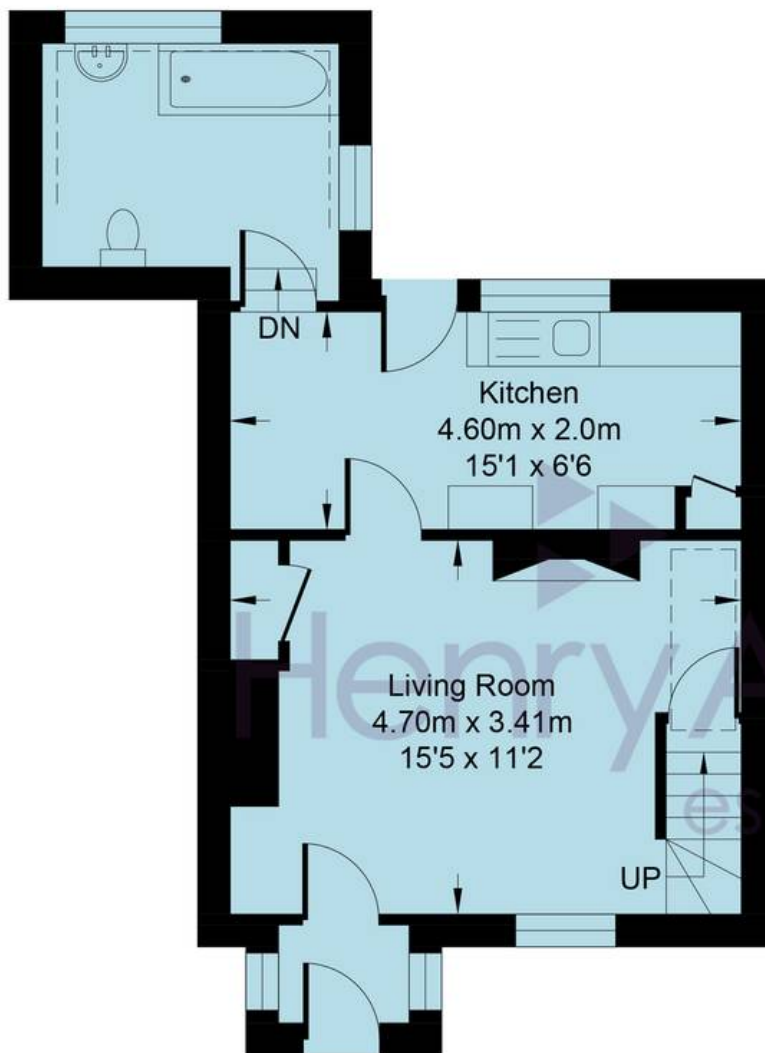
This charming 2 bedroom mid-terraced house is a delightful blend of modern comfort and classic character. Boasting two bedrooms, this period property exudes a warm and inviting atmosphere, welcoming you with a sense of home. The ground floor unfolds with a cosy living room, perfect for unwinding after a long day and kitchen at the rear of the property with door opening out to the garden. Upstairs, there are two good sized bedrooms.

Stepping outside, the property reveals a mature and well maintained garden, The lush lawn invites outdoor leisure, ideal for morning coffees or evening gatherings. A patio area beckons for outside dining.

Set in the heart of the village being close to all the amenities including shop, doctors, dentist and schools







GROUND FLOOR



FIRST FLOOR

Church Street, Woodbine

Approximate Area = 631 sq ft / 58.6 sq m

Total = 631 sq ft / 58.6 sq m

For identification only - not to scale





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, chemist, Firebird brewery, The Milk Churn and a great local pub in the Fox. It's also on the doorstep on the downs link, a 35 mile trail that links Guildford to the north through to the coast to the south. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. 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).

Council Tax band: D

Tenure: Freehold







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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.