



Connells

Church Cottages High Street
Rusper Horsham

Church Cottages High Street Rusper Horsham RH12 4PX

for sale
£725,000



Property Description

We are delighted to offer for sale this stunning four bedroom character property situated in the heart of this sought after village. The front door leads into the spacious entrance hall with stairs to first floor. The dining room is located to the front of the property with bay window and feature fireplace with double doors leading into the open plan family room and kitchen. The family room has a feature fireplace and is open to the kitchen with a range of base units and drawers with complimenting work surface, central island and feature recess for a large Range style cooker. The garden room is off of the family room and boasts a stunning feature inset glass apex window in the roof allowing an abundance of natural light to flow into the room. There is also a shower room accessed from the garden room. To the first floor is a landing with access to three bedrooms and the family bathroom. Stairs rise to the second floor landing with a further bedroom and an en-suite. Bedrooms 1 and 2 have in-built air conditioning units. To the front of the property is an area of communal village parking. The rear garden is mainly laid to lawn with flower and shrub borders with integrated watering system and patio area. In addition there is an allocated parking space to the rear.

Rusper

Rusper is a village and civil parish in the Horsham District of West Sussex. It lies 4.1 miles (6.6 km) north of the town of Horsham and 4.2 miles (6.8 km) west of Crawley. It has a range of local services (mainly located on the High Street) such as a village shop and post office, a residential care home, a park, a church, a recreational sports area consisting of a Football pitch and two Tennis courts (one with basketball hoops), a pub, a village hall, and Rusper Primary School, built in 1872.



Ground Floor

Hall

Dining Room

11' 3" (max) x 13' 4" (max)
(3.43m (max) x 4.06m (max))

Family Room/Kitchen

10' 5" (max) x 27' 4" (max)
(3.17m (max) x 8.33m (max))

Garden Room

11' 7" (max) x 8' 9" (max)
(3.53m (max) x 2.67m (max))

Shower Room

8' 9" (max) x 4' 5" (max)
(2.67m (max) x 1.35m (max))

First Floor

Landing

Bedroom 2

11' 3" (max) x 11' 7" (max)
(3.43m (max) x 3.53m (max))

Bedroom 3

10' (max) x 10' 2" (max)
(3.05m (max) x 3.10m (max))

Bedroom 4

10' (max) x 6' 4" (max)
(3.05m (max) x 1.93m (max))

Second Floor

Bedroom 1

10' 6" (max) x 9' 5" (max)
(3.20m (max) x 2.87m (max))

En-Suite

External

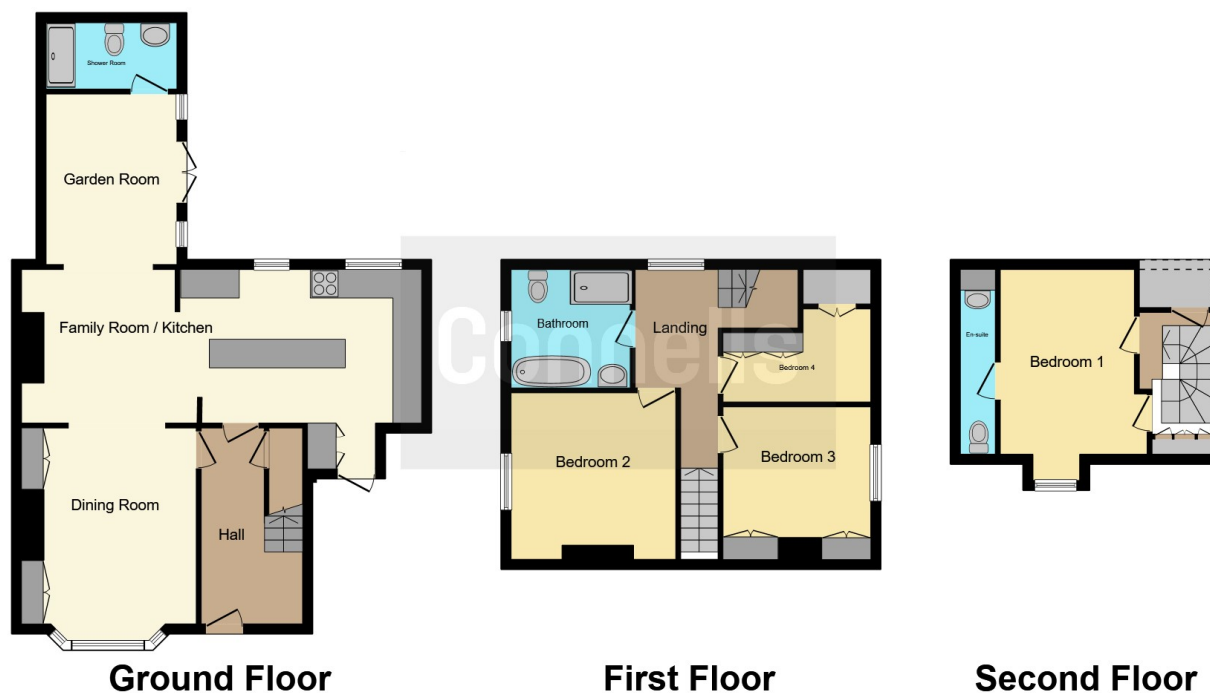
Rear Garden

Allocated Parking Space









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01403 256 331
E horsham@connells.co.uk

31-31A Carfax
 HORSHAM RH12 1EE

EPC Rating: F Council Tax
 Band: C

Tenure: Freehold

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