



Loxwood Road, Billingshurst

Immaculately Presented Part Furnished Cottage in Rudgwick



- ▶ Immaculately presented 2 bed 2 bathroom cottage
- ▶ Part-furnished
- ▶ High quality furnishings throughout
- ▶ Situated in quiet village of Rudgwick
- ▶ Two double bedrooms each with en suites
- ▶ Allocated parking for 2 vehicles

Accommodation briefly comprises hugely spacious open plan kitchen/dining room complete with tiled flooring, spacious dining area complete with oak 4-seater dining table, a beautifully restored dresser with cupboards/storage below, a beautifully designed country kitchen complete with high and low level cupboards, a mixture of marble and oak worktops, integrated oven, Induction hob, extractor fan, dishwasher, washer/dryer and freestanding fridge/freezer. A beautifully designed living area with feature wood burning stove, two spacious beautifully presented 'Laura Ashley' sofas, coffee/lamp tables, carpet to floors, and built-in storage cupboard.

Accommodation further continues with 2 extremely spacious double bedrooms, both with double beds included and both with double built-in wardrobes with hanging rails and both with en suite shower rooms complete with shower cubicles, wc, basin and chrome heated towel rail. One of the bedrooms has the benefit of double doors leading to the patio area and overlooking the attractive gardens surrounding. Whilst the property itself does not have a private garden, the landlord has kindly offered the use of the patio area and some of the garden to the rear of the property for the use of the tenants when required, should they wish to eat 'Al-Fresco' or have barbeques in the Summer. This property has oil fired central heating, double glazing throughout and is only available on a 'Part-Furnished' basis.





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.

Location

Situated in the quiet, semi-rural village of Rudgwick, this property is ideal for a single professional person or couple looking to enjoy the peacefulness of village living along with having the benefit of easy access to Guildford, Horsham and other towns.

Directions

From Horsham head down the A281 towards Rudgwick and Bucks Green. Drive through Bucks Green and turn left down Loxwood Road just next to the car garage. Continue down this road past the 'Mucky Duck Inn' and past Barnsfold Nurseries. Take a small turning on the left shortly after the Nursery and the property can be found just over the sleeping policeman on the right-hand-side.

