



EAST COTTAGE

**East Cottage**  
**Pollingfold Manor, Rudgwick, RH12 3AS**  
**Asking Price: £500,000 Freehold**

**ROGER COUPE**  
your local property experts





**\* Attractive character cottage \* Generous garden \* Versatile layout \***

**\* Spacious sitting / dining room \* Semi- rural setting \* Parking \***

**\* No onward chain \* EPC Rating: F \***

**A pretty two/three bedroom semi-detached Grade II listed cottage situated in a delightful rural edge of village location. The property offers an adaptable arrangement of accommodation with attractive character features inside. Arriving at the property there is plenty of parking, the garden which is a good size sits primarily to the front of the cottage, a pathway leads from the parking area to a patio seating area to the side and rear. Heading inside, the entrance has a cloakroom off to one side and leads to a kitchen/breakfast room featuring exposed timber vaulted ceiling, and a utility room adjoining. Continuing through there is a generous sitting/dining room with brick fireplace. A further adjoining reception room with fireplace, currently used as a bedroom, completes the ground floor. Moving upstairs there are two double bedrooms both featuring exposed beams and a bathroom completing the accommodation. The property is for sale with no onward chain, we highly recommend a viewing of this charming cottage.**

Ellens Green is a hamlet situated almost midway between Cranleigh, Rudgwick and Ewhurst villages. There is a village hall with playground nearby and local pubs include the highly regarded Chequers at nearby Rowhook and The Kings Head and The Fox in Rudgwick village which is approximately 2 miles distant. Rudgwick offers local and private schooling, doctors and dentist surgery and everyday local Co-op store/post office. Rudgwick is situated approximately 12 miles south of Guildford and 8 miles from Horsham both having a comprehensive range of shopping and leisure facilities and mainline stations to London. Nearby Cranleigh also offers a wide range of shops and a leisure centre.

**~ Accommodation ~**

**Ground Floor: ~ Entrance Hall: ~ Cloakroom: ~ Kitchen/Breakfast room: 14' 8" x 9' 3" (4.46m x 2.81m) ~ Utility Sitting Room: 12' 5" x 10' 7" (3.79m x 3.22m) ~ Dining Room: 10' 10" x 10' 4" (3.29m x 3.15m) ~ Family Room/Bedroom Three: 13' 2" x 10' 3" (4.01m x 3.13m)**

**First Floor: ~ Bedroom One: 13' 2" x 10' 4" (4.01m x 3.15m) ~ Bedroom Two: 10' 3" x 9' 1" (3.13m x 2.76m) ~ Bathroom**

**Outside: Generous garden ~ Parking**

**Directions:**

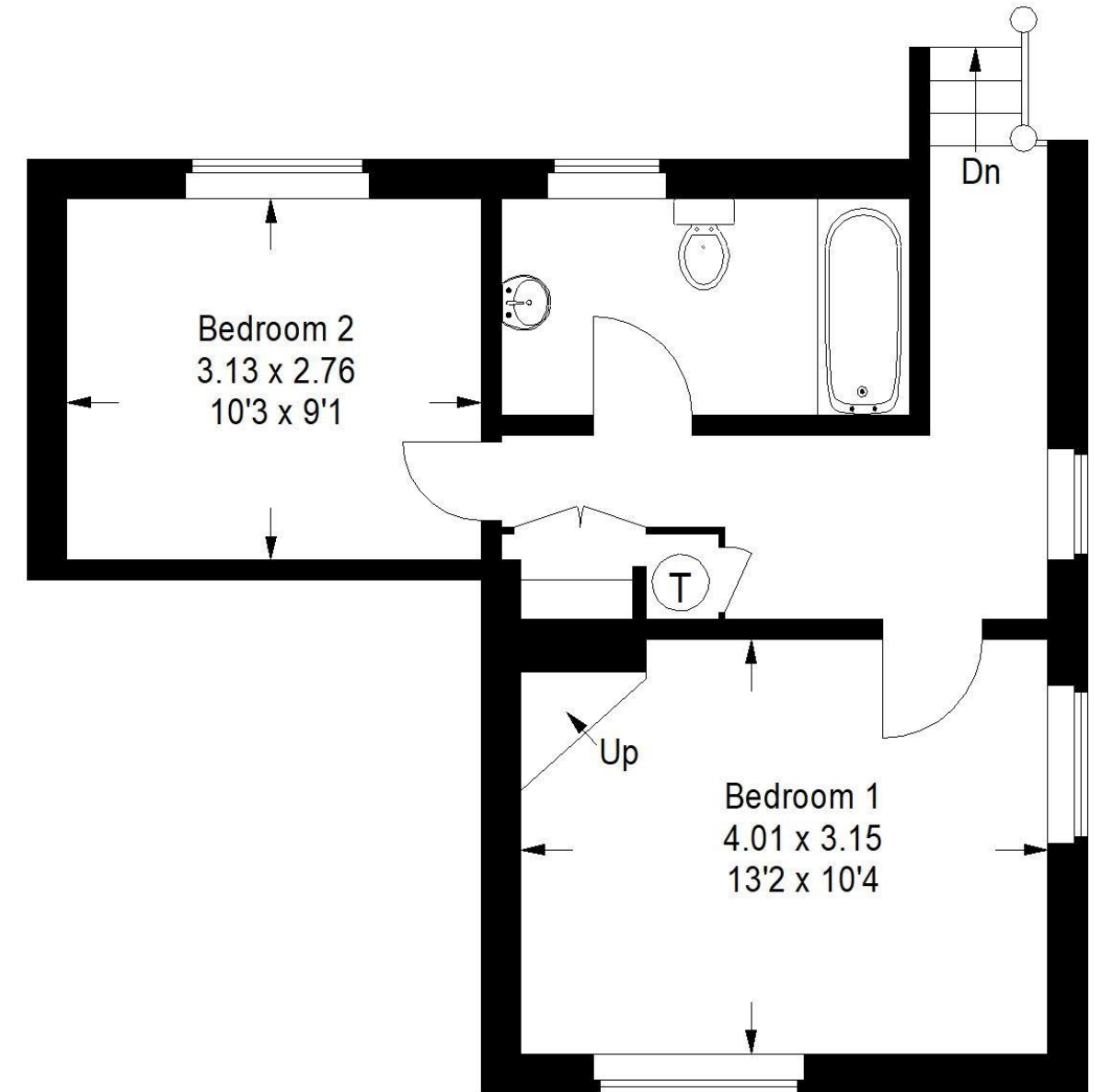
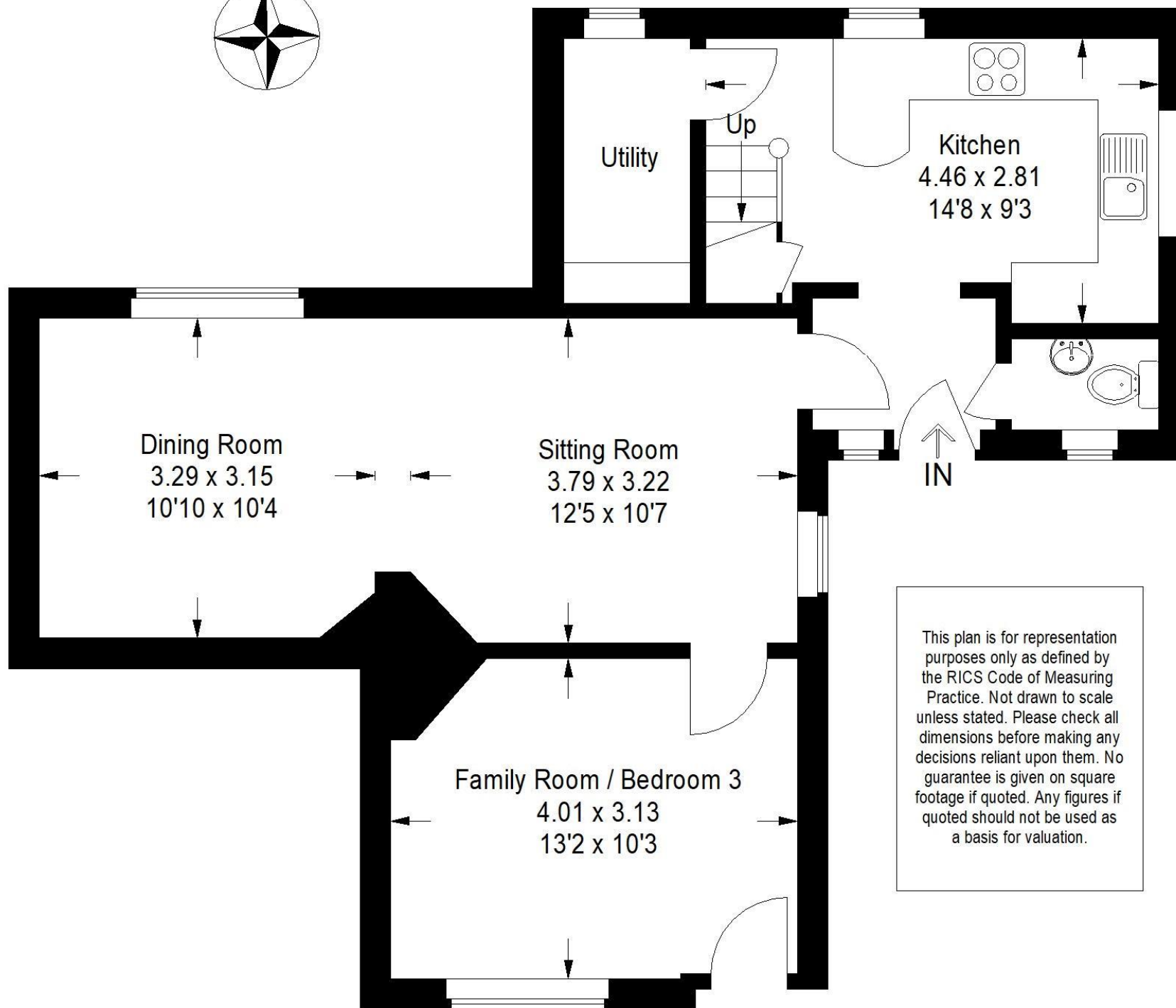
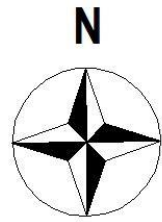
From our office, head south from Cranleigh towards Rudgwick and after approximately 3 miles you will enter the hamlet of Ellens Green and the entrance to Pollingford Manor can be found on the left hand side just before a bend. Turn left into the driveway and parking can be found on the left hand side with the property set back on the right.

**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

**Local Authority: Waverley Borough Council. Tax Band: E**



Approximate Gross Internal Area  
Ground Floor = 57 sq m / 613 sq ft  
First Floor = 36.5 sq m / 393 sq ft  
Total = 93.5 sq m / 1006 sq ft



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.

Ground Floor

First Floor





ROGER  
COUPE







ROGER  
COUPE







**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991

[www.rogercoupe.com](http://www.rogercoupe.com)  
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB  
T: 01483 268555 e: [housesales@rogercoupe.com](mailto:housesales@rogercoupe.com)