



**5 Summerfold,
Rudgwick, RH12 3BY
£900,000 Freehold**

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ESTATE AGENT
Est. 1991

*** Spacious four bedroom attached home * 2,366 sq ft * Built by Berkeley Homes ***
*** Quiet private road in the heart of the village * Large fitted kitchen/breakfast room ***
*** Southerly rear aspect * Double garage * EPC Rating: C ***

A spacious four bedroom attached house built by Berkeley Homes situated at the end of a small private road in the heart of the village. Being approximately 2,366 sq ft, this bright and sunny four bedroom home enjoys a southerly rear aspect over its gardens and to an orchard beyond. The property is entered via a welcoming reception hall with cloakroom off, double aspect sitting room with fireplace, a family room, kitchen/breakfast room opening to a dining room with attractive bay window overlooking the garden and a utility room completes the ground floor. Stairs rise to a galleried first floor landing where there are four bedrooms, three of which have fitted wardrobe cupboards and the principal bedroom has a full ensuite bathroom with separate bath and shower and a spacious family bathroom. The fourth bedroom is fitted with comprehensive range of office furniture ideal for those wishing to work from home. Outside, there is a driveway providing plenty of off road parking leading to a double garage, side access leads to the rear garden, which is a lovely feature of the property having been landscaped with large paved shaped patio stepping onto lawns with flower and shrub borders around. The property benefits from double glazed windows, gas fired heating and has electric underfloor heating to the entrance hall, kitchen, family room and upstairs bathrooms. This is a great family home offering well proportioned rooms and bright and sunny southerly aspects to the rear and we highly recommend a visit to fully appreciate the accommodation on offer.

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 and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. There is beautiful countryside all around with the Downs Link footpath and bridleway providing super walks and cycle routes. The award winning Firebird craft brewery and The Milk Churn café are super venues to stop off. 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 Victoria are available in nearby Horsham (6 miles) or Guildford to London Waterloo (12 miles) for those wishing to commute.

~ Accommodation ~

Ground Floor: ~ **Entrance Hall:** ~ **Cloakroom:** ~ **Study/Family Room:** 12' 4" x 10' 2" (3.75m x 3.09m)
Kitchen/Breakfast Room: 14' 4" x 13' 5" (4.37m x 4.08m) ~ **Dining Room:** 12' 5" x 9' 6" (3.79m x 2.90m) ~ **Sitting Room:** 23' 4" x 13' 11" (7.10m x 4.25m)
Utility: 10' 2" x 5' 9" (3.10m x 1.74m)

First Floor: ~ **Bedroom One:** 16' 0" x 14' 7" (4.88m x 4.44m) ~ **En-suite:** ~ **Bedroom Two:** 16' 1" x 8' 11" (4.90m x 2.71m)
Bedroom Three: 14' 1" x 9' 3" (4.29m x 2.82m) ~ **Bedroom Four:** 9' 9" x 8' 11" (2.97m x 2.72m) ~ **Family Bathroom**

Outside: ~ **Garage:** 20' 3" x 18' 10" (6.17m x 5.75m)

Directions:

From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering Rudgwick, continue past the church and the Kings Head Public House, after approximately 200 metres turn left onto the driveway to Summerfold and the property can be found towards the end on the right hand side.

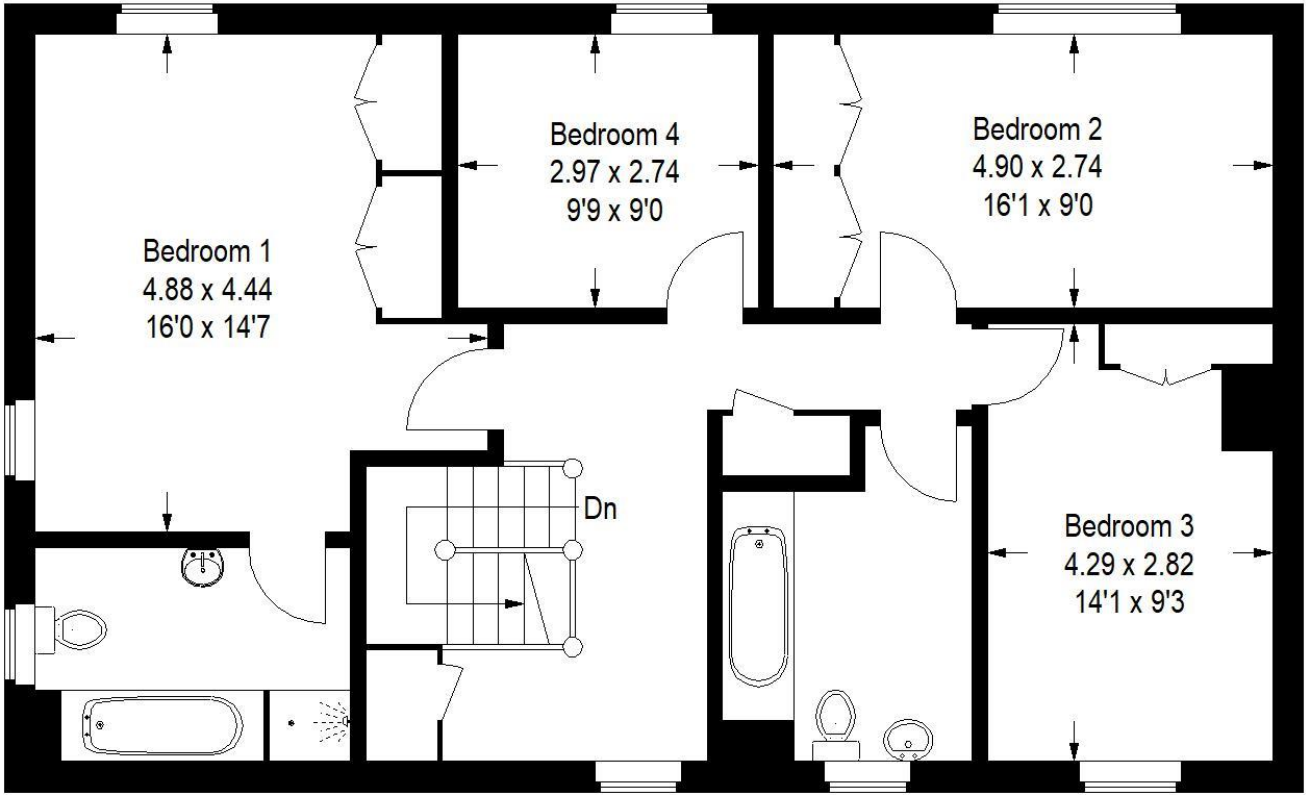
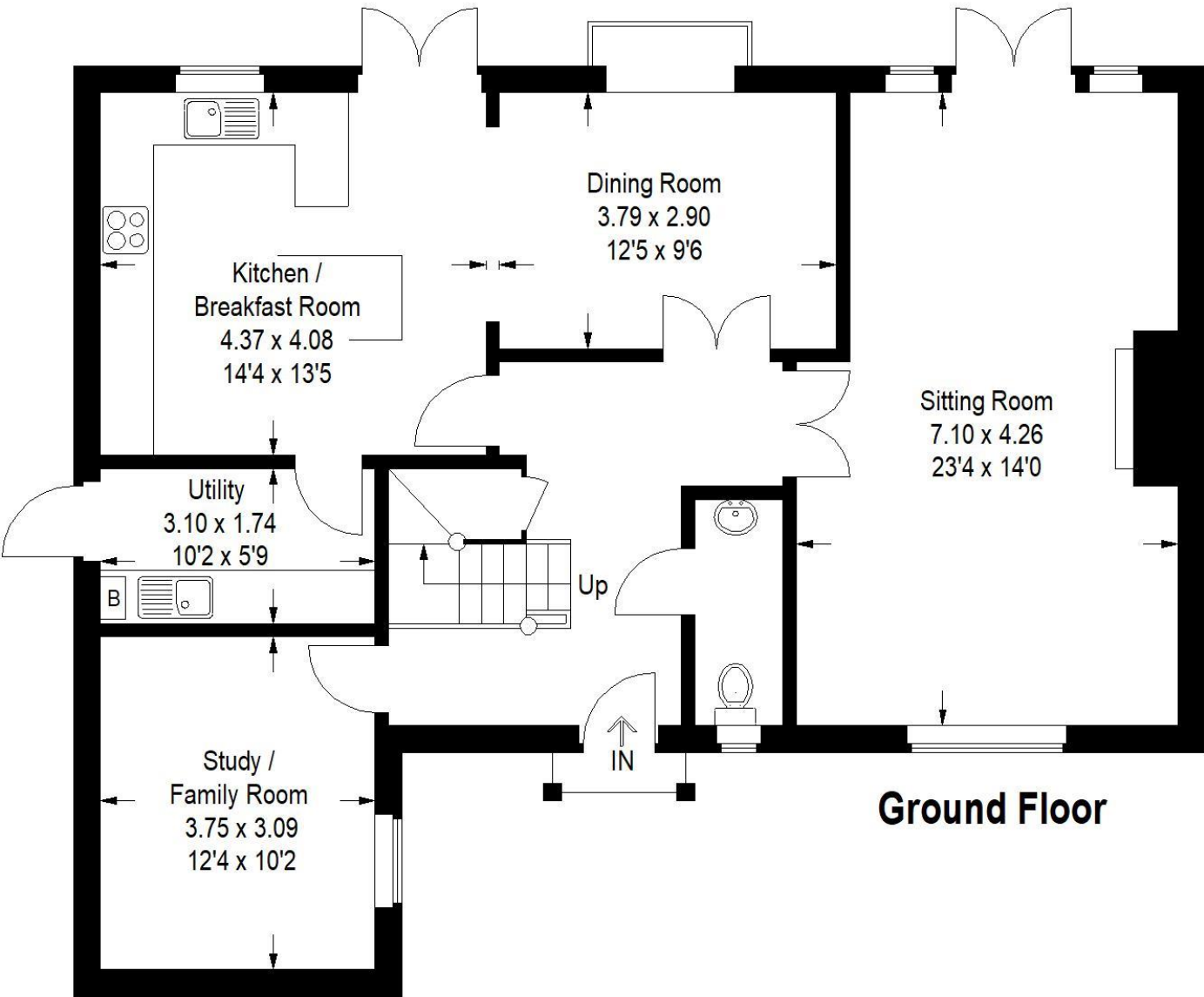
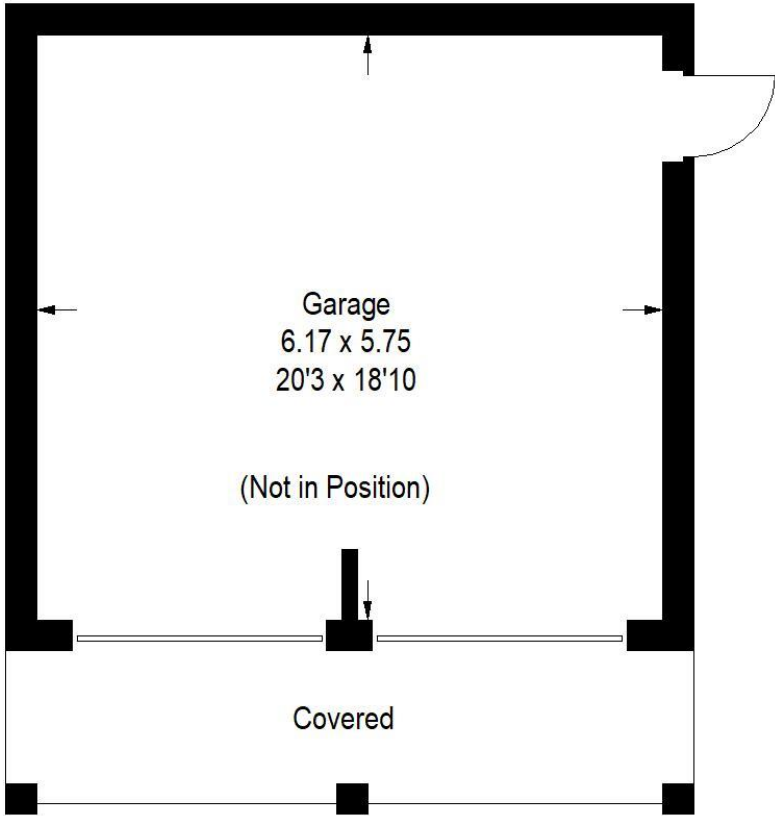
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Horsham District Council. **Tax Band:** F

Summerfold, Rudgwick

Approximate Gross Internal Area
Ground Floor = 97.1 sq m / 1045 sq ft
First Floor = 87.4 sq m / 941 sq ft
Garage = 35.3 sq m / 380 sq ft
Total = 219.8 sq m / 2366 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



First Floor



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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com