



**Axel Cottage**  
Loxwood Road, Rudgwick, RH12 3BS  
Asking Price: £1,400,000 Freehold



**\* Individual, character family home \* Four bedrooms \* Two bathrooms \***

**\* Two reception rooms \* 1.3 acres of grounds \***

**\* Stunning southerly rural aspects over farmland \* Double garage \* No onward chain \* EPC Rating: F \***

A unique opportunity to purchase a charming, individual detached character home situated in grounds of approximately 1.3 acres, in this sought after semi rural location. The property is approached via a sweeping driveway and is centrally located within its plot, with far reaching views over farmland to the rear. The accommodation is arranged over two floors having a welcoming reception hall, sitting room with open fireplace, dining room, kitchen/breakfast room with AGA, utility room and cloakroom completing the ground floor. Stairs rise to the first floor where there are four bedrooms, three of which have fitted wardrobe cupboards, and the principal bedroom has an ensuite bathroom, and a family bathroom completes the first floor. Outside, there is a detached double garage and plenty of driveway parking with gardens located to the front, side and rear of the property with areas of orchard/paddock, formal areas of lawn with well stocked flower and shrub borders in and around, all enjoying bright and sunny southerly farmland views. The property is presented in good order, however, offers great scope to further enlarge subject to the usual planning consents. Properties in this location are rarely available and therefore we highly recommend an early visit to fully appreciate the accommodation and location on offer and the property is offered for sale with no onward chain.

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 are available in nearby Horsham (6 miles) or Guildford (12 miles).

#### **~ Accommodation ~**

**Ground Floor: ~ Entrance Hall: ~ Sitting Room: 26' 0" x 17' 7" (7.93m x 5.35m) ~ Dining Room: 17' 4" x 10' 1" (5.28m x 3.08m)**  
**Kitchen/Breakfast Room: 17' 6" x 15' 6" (5.34m x 4.72m) ~ Utility: 8' 8" x 8' 0" (2.65m x 2.43m) ~ Shower Room**

**First Floor: ~ Bedroom One: 16' 3" x 14' 4" (4.95m x 4.37m) ~ En-suite: ~ Bedroom Two: 15' 1" x 11' 2" (4.60m x 3.40m)**  
**Bedroom Three: 11' 2" x 9' 6" (3.40m x 2.89m) ~ Bedroom Four: 11' 1" x 9' 5" (3.39m x 2.88m) ~ Bathroom**

**Outside: ~ Garage: 18' 8" x 16' 4" (5.68m x 4.98m) ~ Services: Oil fired heating, private drainage.**

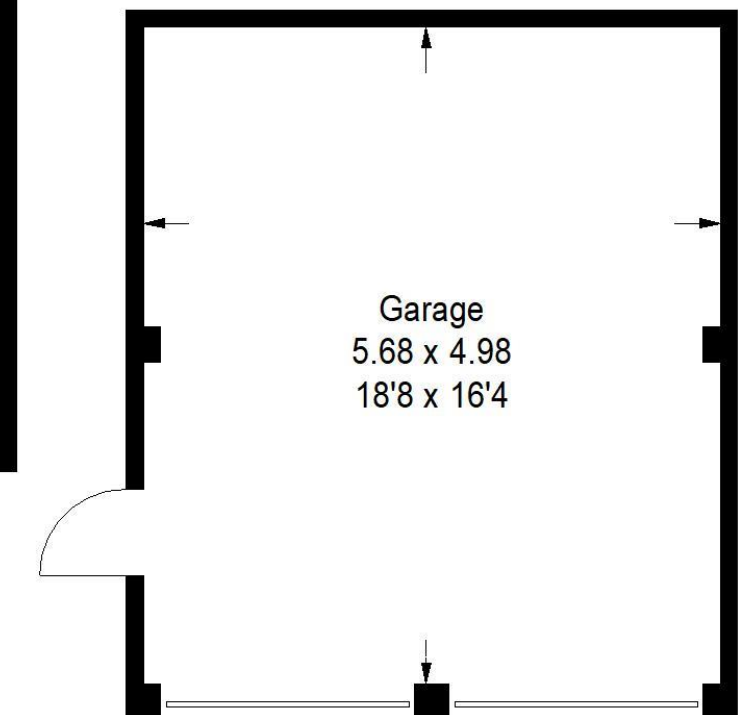
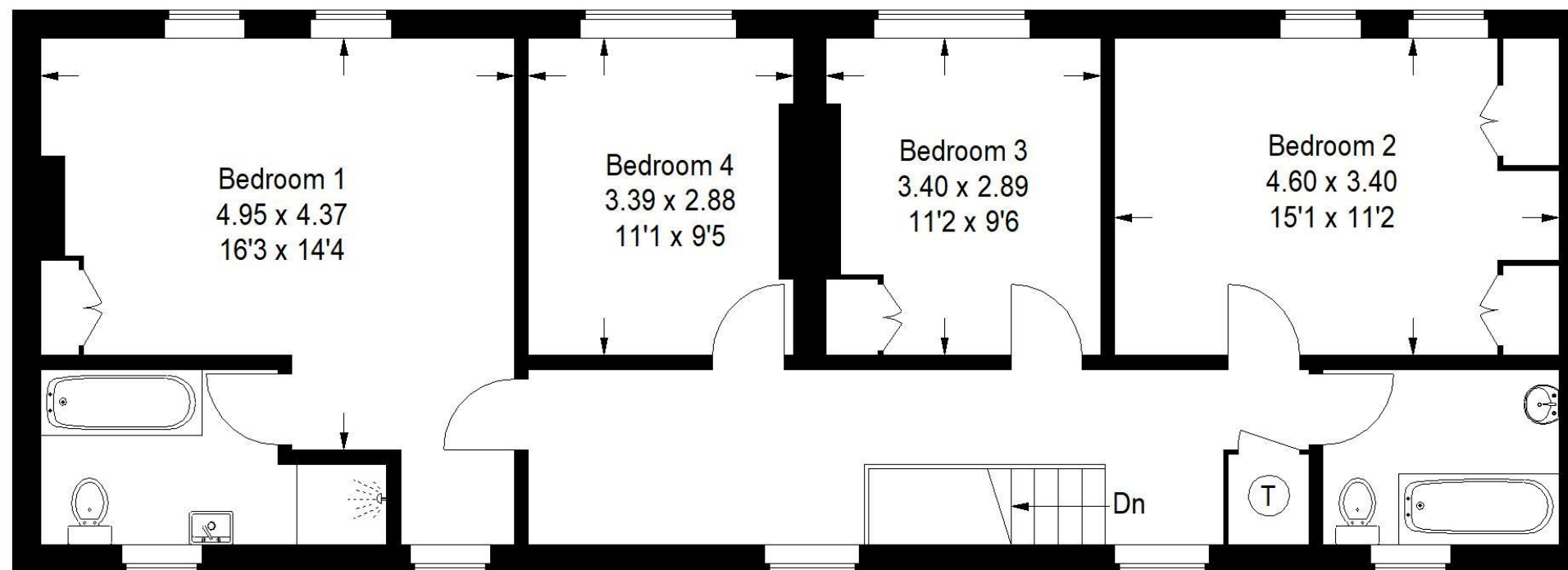
#### **Directions:**

Heading south on the A281 towards Rudgwick, turn right onto the Loxwood Road by The Fox pub. Continue for approximately 3/4 of a mile and Axel Cottage can be found set back on the left hand side.

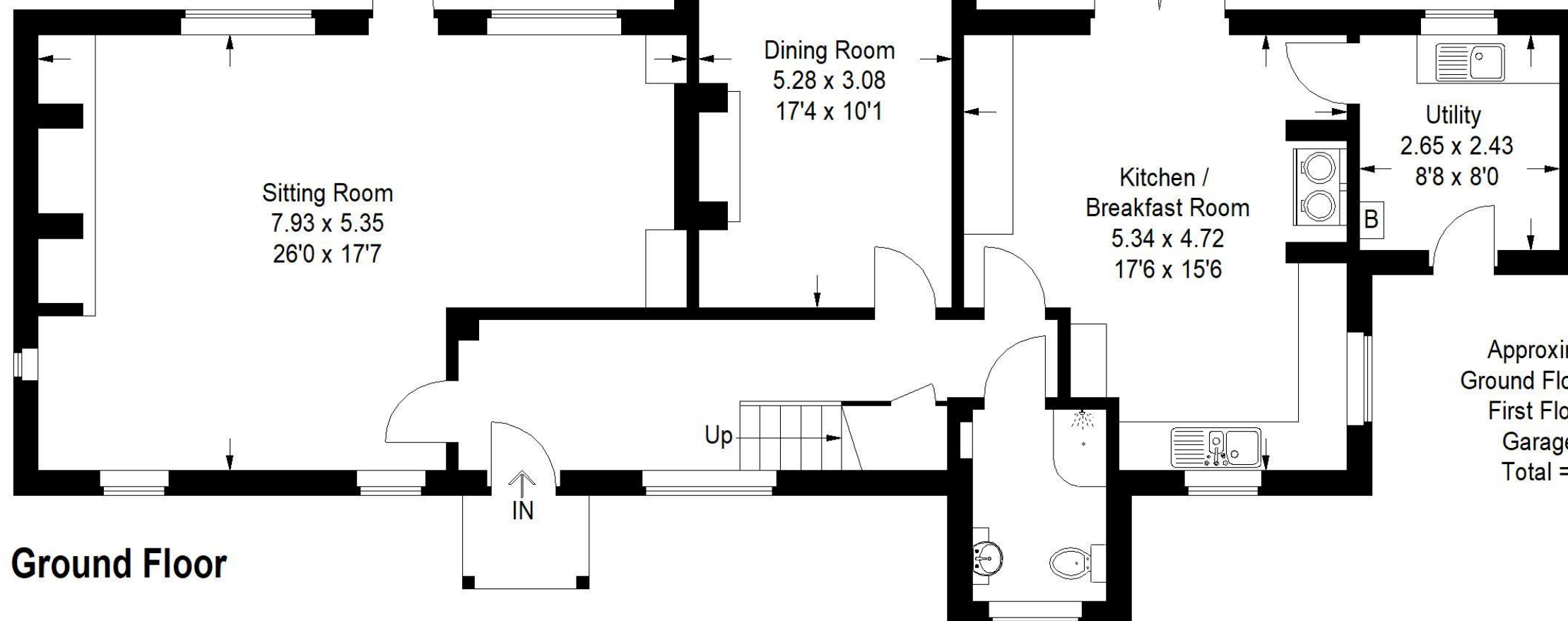
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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:** G

# Loxwood Road, Rudgwick



First Floor



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.

Approximate Gross Internal Area  
Ground Floor = 102.3 sq m / 1101 sq ft  
First Floor = 85.9 sq m / 925 sq ft  
Garage = 28.5 sq m / 307 sq ft  
Total = 216.7 sq m / 2333 sq ft

Ground Floor





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