



48 Pondfield Road,
Rudgwick, RH12 3EW
Asking Price: £895,000 Freehold

*** Detached family home * Five bedrooms * Three bathrooms * Impressive, refitted kitchen/dining room ***
*** Family room, drawing room and study * Gas fired heating and double-glazed windows ***
*** Elevated position with superb views * EPC Rating: C ***

A beautifully presented five bedroom detached home built by Charles Church Homes on this popular development benefitting from open aspects to the rear over adjoining farmland. Situated at the top of the development in an elevated position, the property enjoys views over the village towards the South Downs from the first floor rooms. The accommodation is arranged over two floors, having a welcoming reception hall leading to a double aspect drawing room, a family room, study, impressive refitted kitchen/dining room with southerly aspects over the adjoining farmland, large utility room and cloakroom completing the ground floor. Stairs rise to the first floor, where there is a good sized landing, principal bedroom with dressing area and refitted ensuite shower room, guest bedroom suite with refitted ensuite shower room, three further bedrooms and a refitted family bathroom. Outside, there is plenty of off road parking with side access leading to the rear garden where there is a paved patio stepping onto lawns with flower and shrub borders all around and delightful open aspects over the adjoining fields. The property is conveniently situated close to Churchman's Meadow where there is a children's playpark and dog walking area ideal for families. We highly recommend a visit to this super family home 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 are available in nearby Horsham (6 miles) or Guildford (12 miles).

~ Accommodation ~

Ground Floor: ~ Entrance Hall: ~ Family Room: 16' 2" x 9' 10" (4.93m x 3.00m) ~ Sitting Room: 15' 3" x 14' 4" (4.65m x 4.38m)
Kitchen/Dining Room: 19' 5" x 17' 11" (5.92m x 5.47m) ~ Cloakroom: ~ Utility/Boot Room: 22' 10" x 8' 4" (6.97m x 2.54m)
Study: 11' 7" x 7' 8" (3.54m x 2.33m)

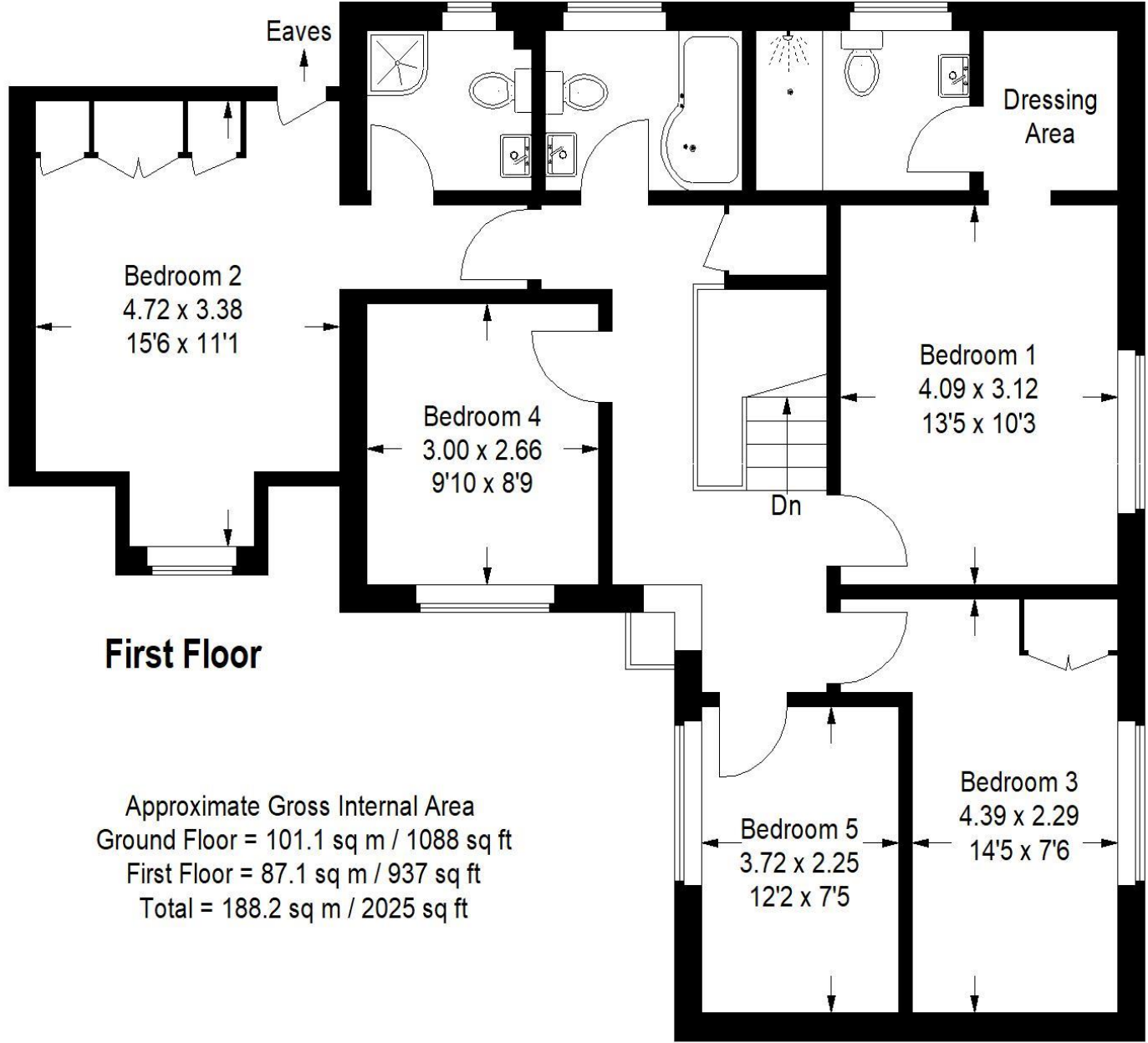
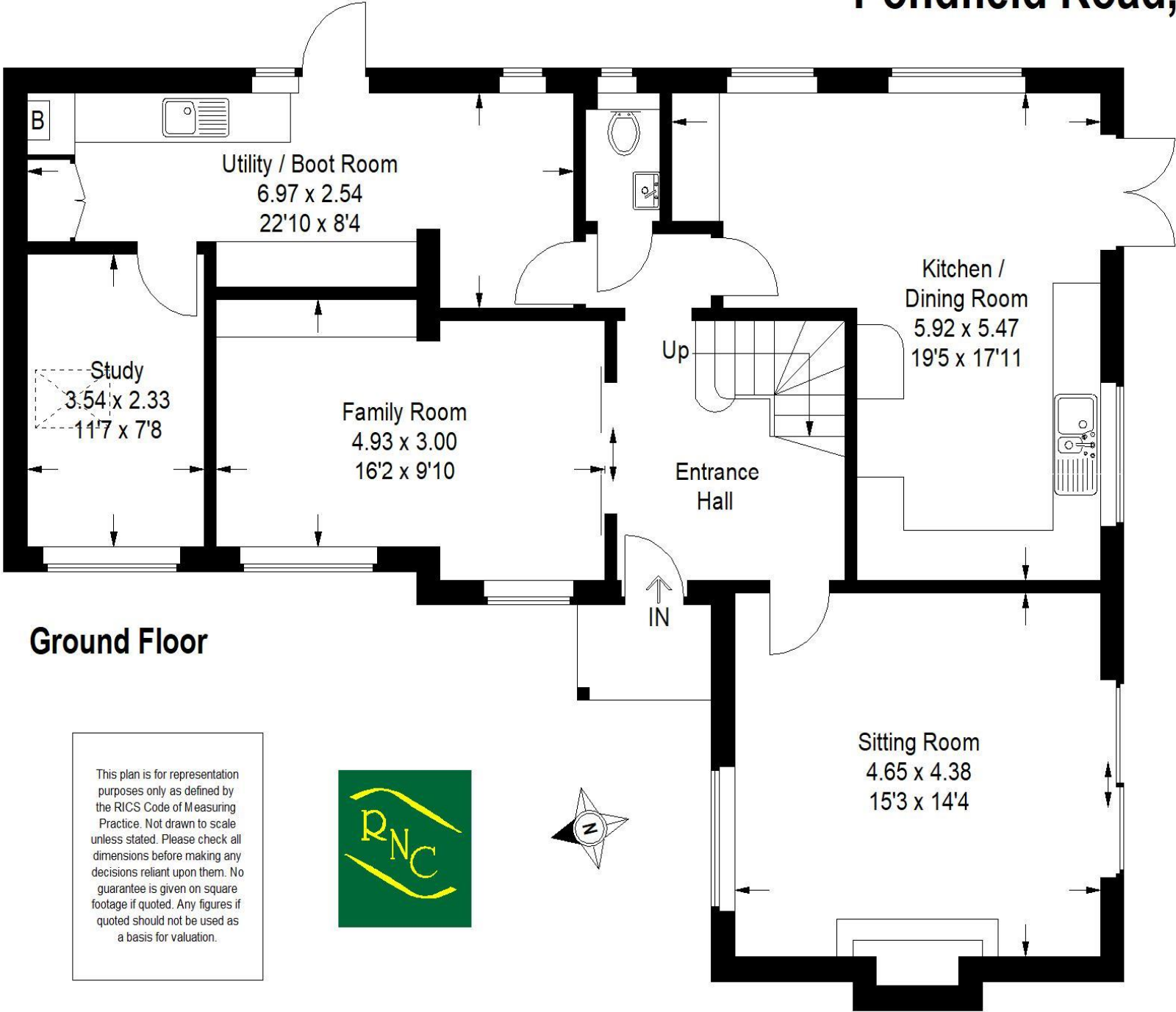
First Floor: ~ Bedroom One: 13' 5" x 10' 3" (4.09m x 3.12m) ~ Dressing Area: ~ Ensuite: ~ Bedroom Two: 15' 6" x 11' 1" (4.72m x 3.38m) ~ Ensuite
Bedroom Three: 14' 5" x 7' 6" (4.39m x 2.29m) ~ Bedroom Four: 9' 10" x 8' 9" (3.00m x 2.66m) ~ Bedroom Five: 12' 2" x 7' 5" (3.72m x 2.25m) ~ Bathroom

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, passing the Kings Head Public House on the left, proceed down Church Street turning left at the mini roundabout into Kilnfield Road. At the end of Kilnfield Road, bear round to the left into Pondfield Road and continue through the development to the top and bear round to the right and the property can found at the end.

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

Pondfield Road, Rudgwick





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