



**Springside Farm**  
**Rudgwick, RH12 3DU**  
**Asking Price: £1,100,000 Freehold**

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ESTATE AGENT  
Est. 1991



**\* Detached four bedroom family home \* Idyllic location \* Extension potential subject to planning. \***  
**Three reception rooms \* Two bathrooms \* Grounds of 2.75 acres \* Double garage and stable \***  
**No onward chain \* EPC Rating: D \***

Situated in an idyllic setting in grounds of approximately 2.75 acres, this detached four bedroom family home is a rare find. Built in 1989, the property is situated centrally within its plot, having a sweeping driveway from the lane providing a great sense of arrival. The property is now a little dated and offers huge scope to update and extend subject to the usual planning consents. Currently the property has a welcoming reception hall, double aspect sitting room, double aspect dining room, kitchen/breakfast room, utility room, study and cloakroom completing the ground floor. Stairs rise to the first floor, where there is a principal bedroom suite with fitted wardrobe cupboards and ensuite bathroom, three further bedrooms all having fitted wardrobe cupboards and a family bathroom completing the accommodation.

Outside, arriving via a tarmacadam driveway, the gardens are a delightful feature of the property with extensive areas of lawns, mature shrubs and specimen trees in and around, a detached stable block including adjoining tack room and detached double garage. We highly recommend a visit to fully appreciate the property's delightful location and potential on offer.

Tismans Common is a rural hamlet situated on the edge of Rudgwick, a popular Surrey/Sussex border village, with local and private schooling, doctors and dentist surgery and recently extended everyday local store/post office, a chemist and hairdresser. Rudgwick is situated approximately 12 miles south of Guildford and 6 miles north of 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. Tismans Common is a most sought after area enjoying many rural pursuits, such as walking and riding.

#### **~ Accommodation ~**

**Ground Floor:** ~ **Entrance Hall:** ~ **Sitting Room:** 19' 10" x 12' 10" (6.04m x 3.92m) ~ **Family/Dining Room:** 13' 11" x 11' 10" (4.24m x 3.61m) ~ **Study:** 9' 11" x 8' 8" (3.01m x 2.63m) ~ **Cloakroom:** ~ **Kitchen/Breakfast Room:** 18' 10" x 10' 10" (5.74m x 3.31m) ~ **Utility/Boot Room:** ~

**First Floor:** ~ **Bedroom One:** 12' 10" x 11' 10" (3.92m x 3.61m) ~ **Ensuite:** ~ **Bedroom Two:** 12' 11" x 12' 1" (3.94m x 3.68m) ~ **Bedroom Three:** 12' 10" x 12' 4" (3.92m x 3.75m) ~ **Bedroom Four:** 12' 10" x 8' 10" (3.92m x 2.69m) ~ **Bathroom:** ~

**Outside:** ~ **Stable:** 11' 5" x 11' 2" (3.47m x 3.41m) ~ **Tack Room:** 11' 2" x 5' 8" (3.41m x 1.72m) ~ **Garage:** 19' 0" x 18' 8" (5.80m x 5.69m) ~ **Services:** Oil Fired heating and mains drains. ~

#### **Directions:**

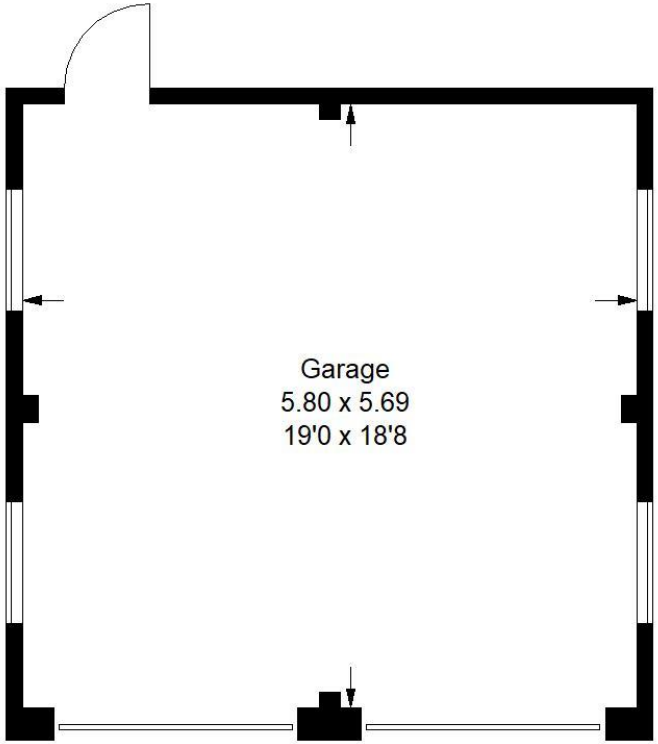
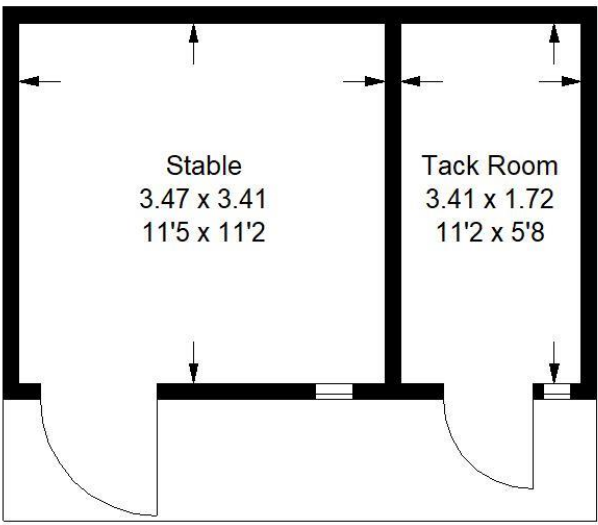
Heading south along the A281 towards Rudgwick turn right at the Hornshill crossroads into Hornshill Lane. Continue for approximately 1/4 of a mile taking the first turning left and Springside Farm can be found after a short distance on the left hand side.

**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.

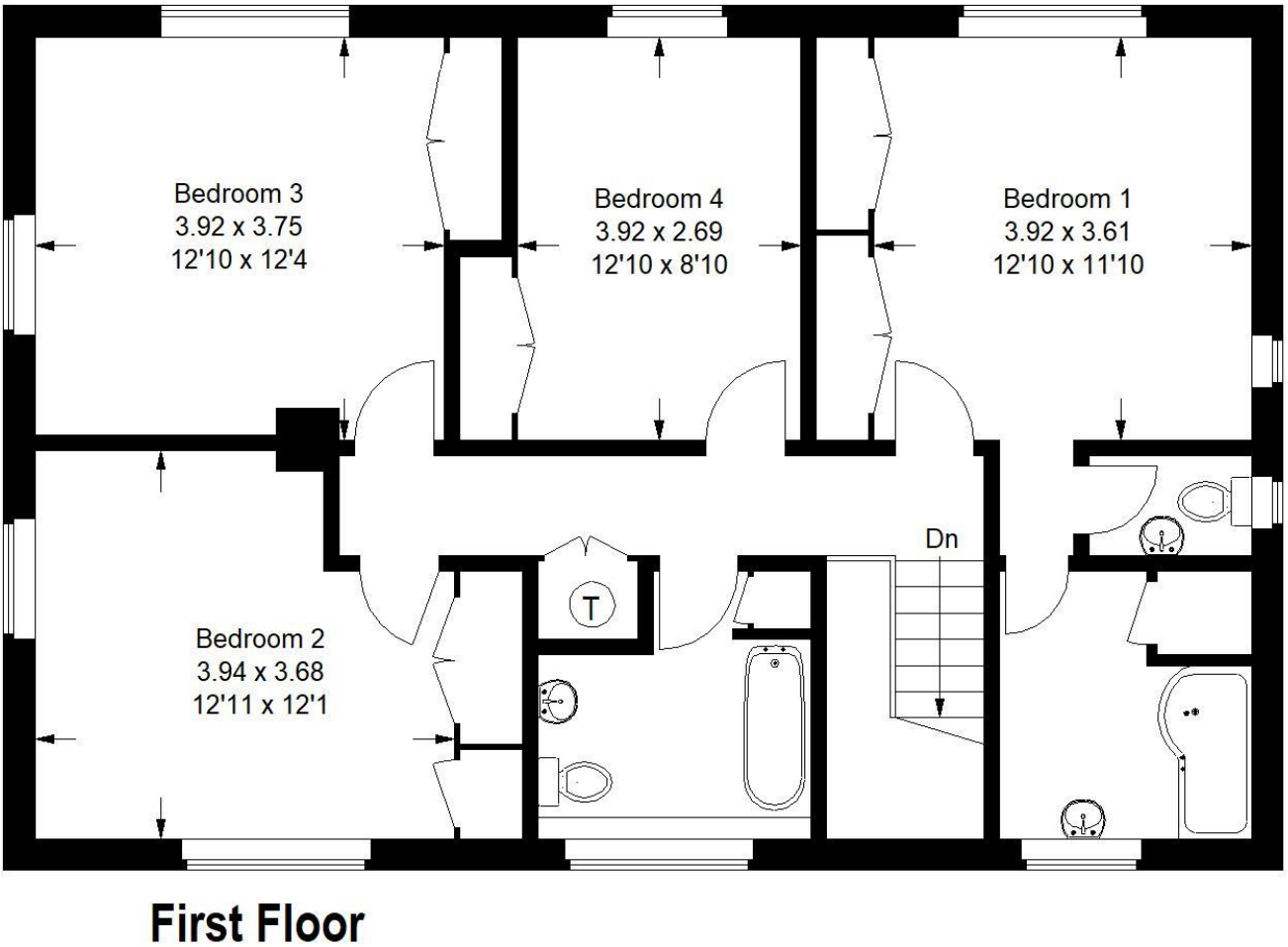
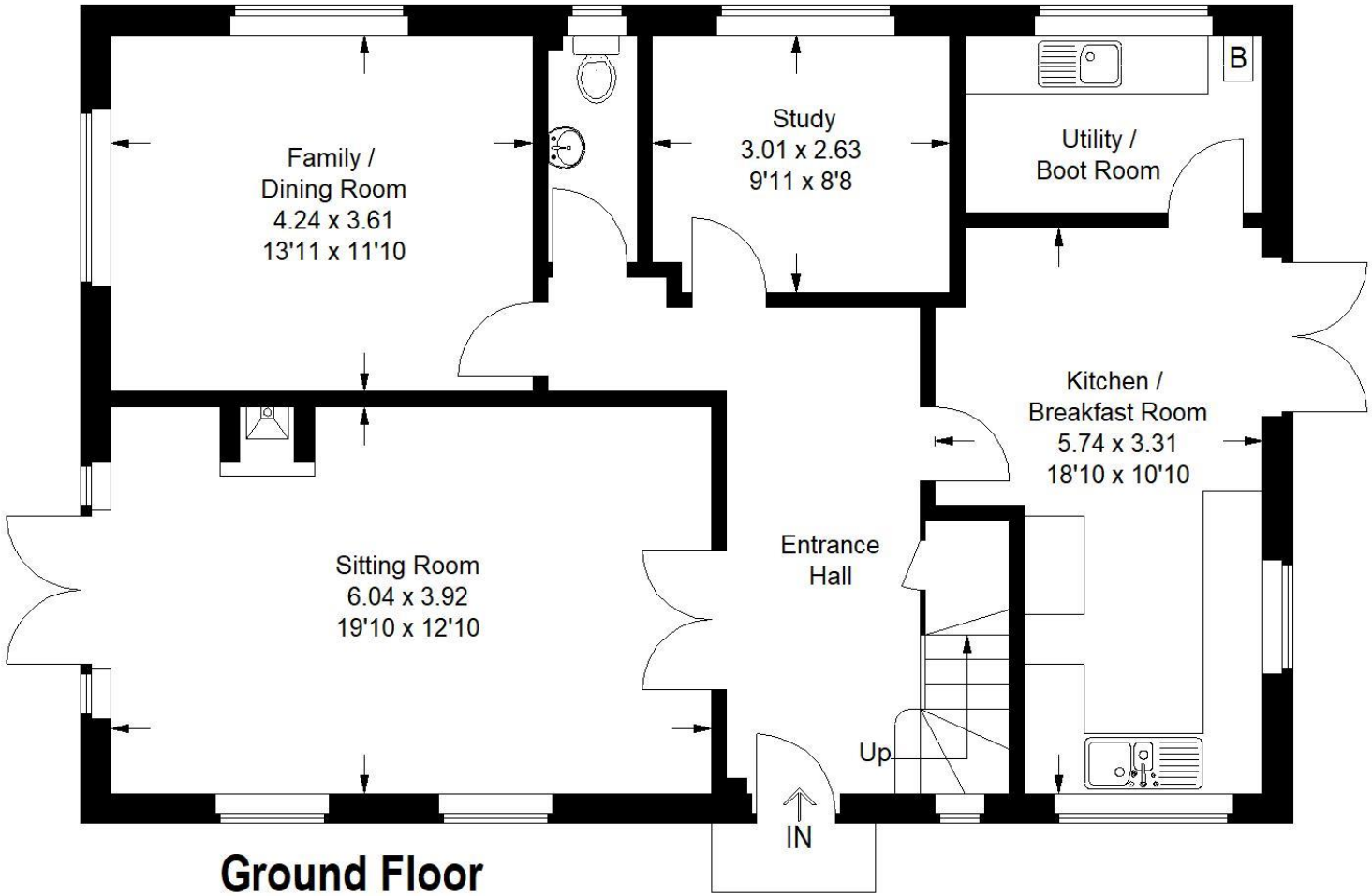
**Local Authority:** Horsham District Council. **Tax Band:** G

# Tismans Common, Rudgwick

Approximate Gross Internal Area  
Ground Floor = 89.6 sq m / 964 sq ft  
First Floor = 88.7 sq m / 955 sq ft  
Outbuildings (Including Garage) = 51.1 sq m / 550 sq ft  
Total = 229.4 sq m / 2469 sq ft



(Outbuildings Not in Position)



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.





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