



3 Farn Brakes
Church Street, Rudgwick, RH12 3EJ
Asking Price: £735,000 Freehold

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ESTATE AGENT
Est. 1991

*** Spacious individual semi detached house * Four Bedrooms, Two Bathrooms ***
*** Open Plan Kitchen/Dining Room * Sitting Room with Bi Fold Doors * Study ***
*** Double Garage and Plenty of Parking * Front and rear garden * No onward chain * EPC Rating: B ***

We are delighted to present this modern and well-appointed 4-bedroom attached house, located in centre of the desirable village of Rudgwick. The property offers spacious and versatile living accommodation, ideal for families looking for a comfortable and contemporary home. The ground floor features an open-plan kitchen/diner, a spacious and well-designed area perfect for entertaining. There is also a light and airy sitting room, providing a great space to relax and unwind. For those needing a private space for work or study, the property benefits from a dedicated study. Additionally, a cloakroom on the ground floor offers added convenience. Upstairs, the property boasts four good-sized bedrooms. The main bedroom features built in wardrobes and an en-suite shower room, offering privacy and convenience. The family bathroom also has a 'Jack and Jill' door to bedroom two. Externally, the property sits on a generous plot with well-maintained front and rear gardens. There is private driveway providing parking for several vehicles, as well as a spacious double garage. This delightful family home offers a fantastic opportunity for those seeking a well-presented property in a sought-after location. Rudgwick, a charming village set amidst beautiful countryside, offers a peaceful and picturesque setting. Local amenities, schools, and transport links are easily accessible, making it an ideal location for those looking for a blend of village living with convenient connections to nearby towns of Horsham and Guildford.

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 ~ Cloakroom ~ Kitchen/Dining Room: 18' 3" x 15' 2" (5.55m x 4.63m) ~ Sitting Room: 20' 0" x 15' 3" (6.09m x 4.64m)
Study: 13' 1" x 7' 3" (4.00m x 2.20m)

First Floor: ~ Bedroom One: 15' 3" x 14' 3" (4.65m x 4.35m) ~ Ensuite ~ Bedroom Two: 13' 2" x 12' 1" (4.01m x 3.68m) ~ Bathroom
Bedroom Three: 10' 6" x 10' 2" (3.21m x 3.11m) ~ Bedroom Four: 10' 0" x 9' 11" (3.05m x 3.01m)

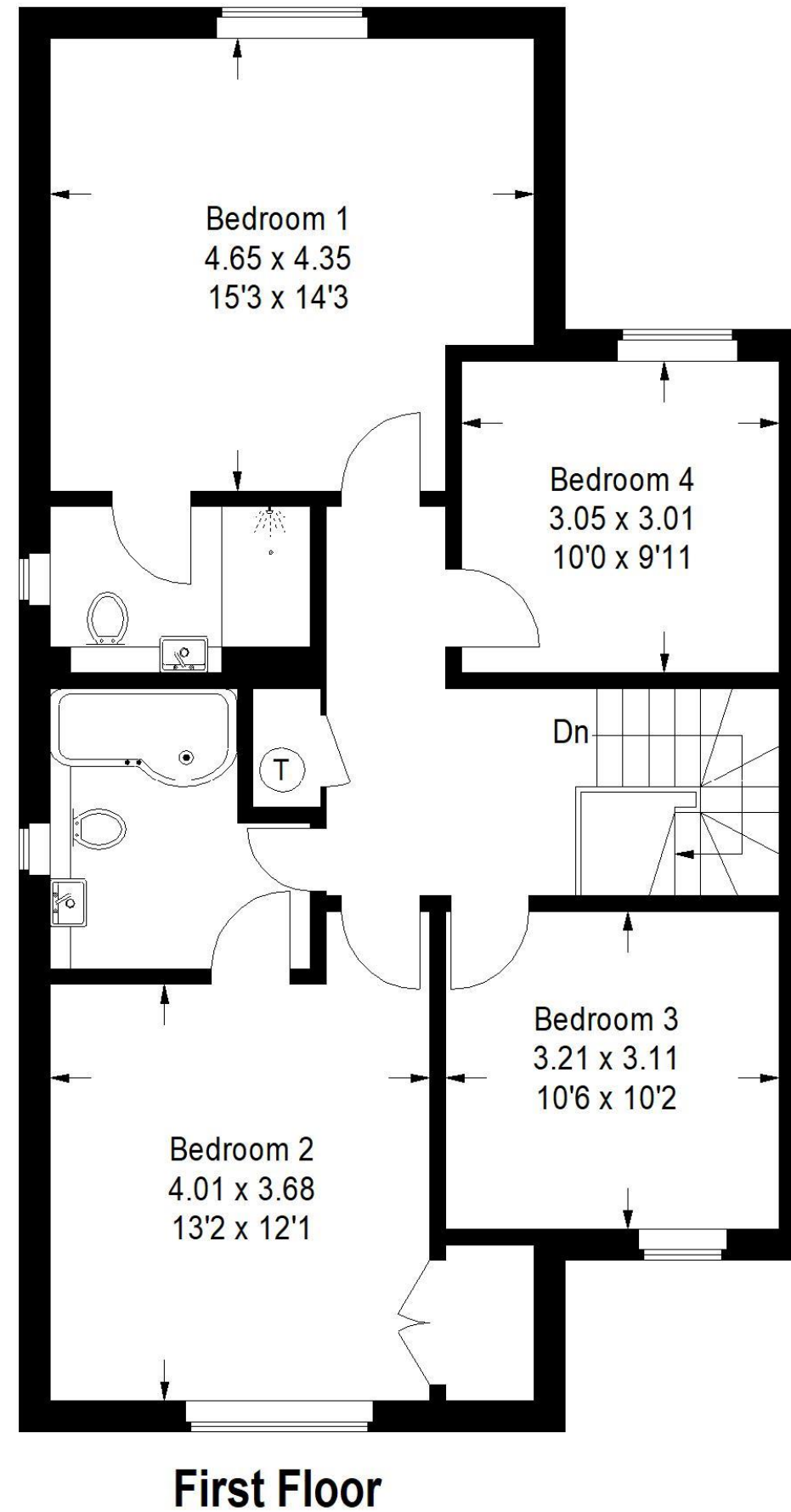
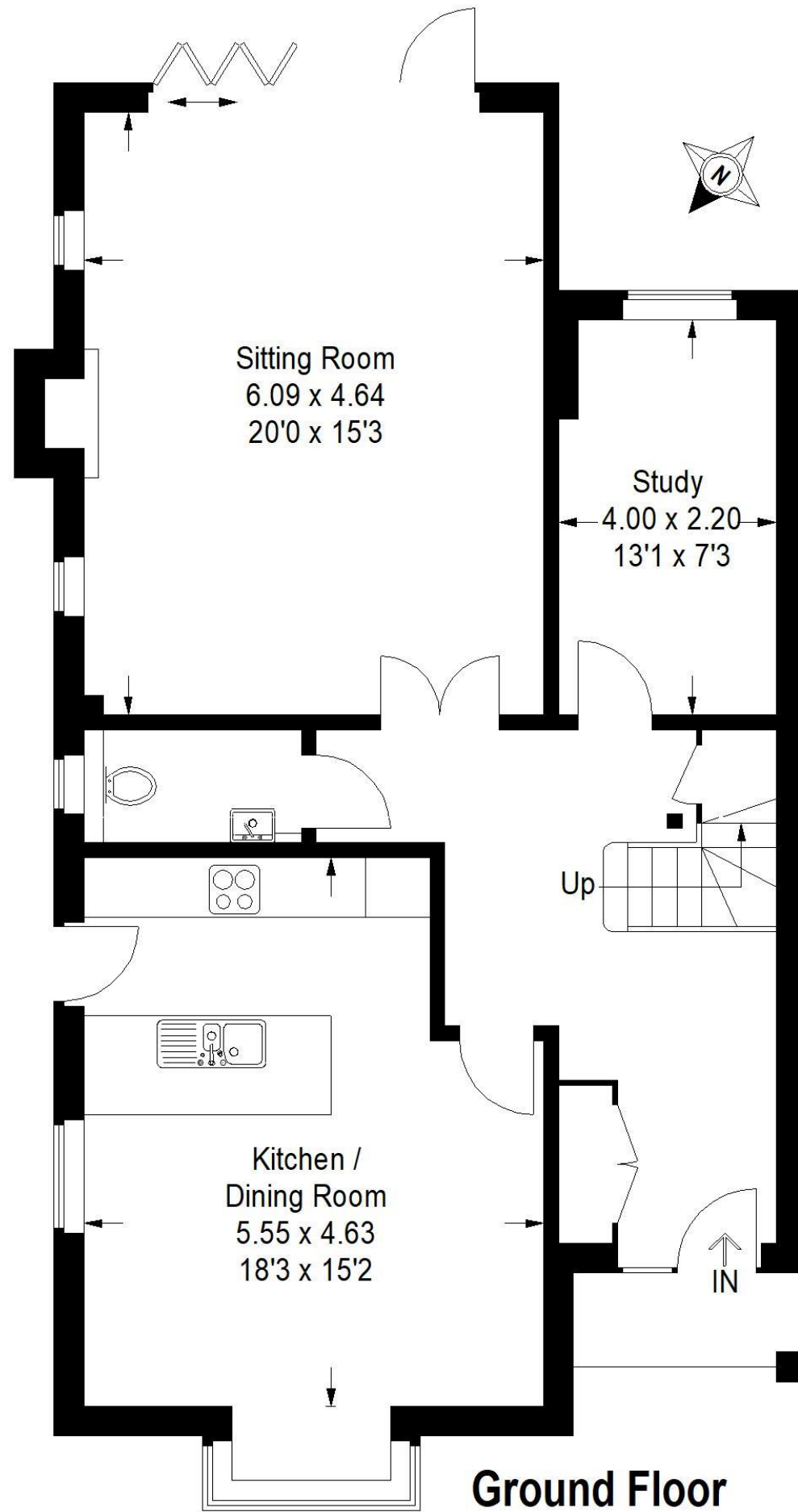
Outside: ~ Double Garage: 19' 1" x 17' 0" (5.81m x 5.19m)

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 and Farn Brakes will be found left hand side, just before the mini roundabout.

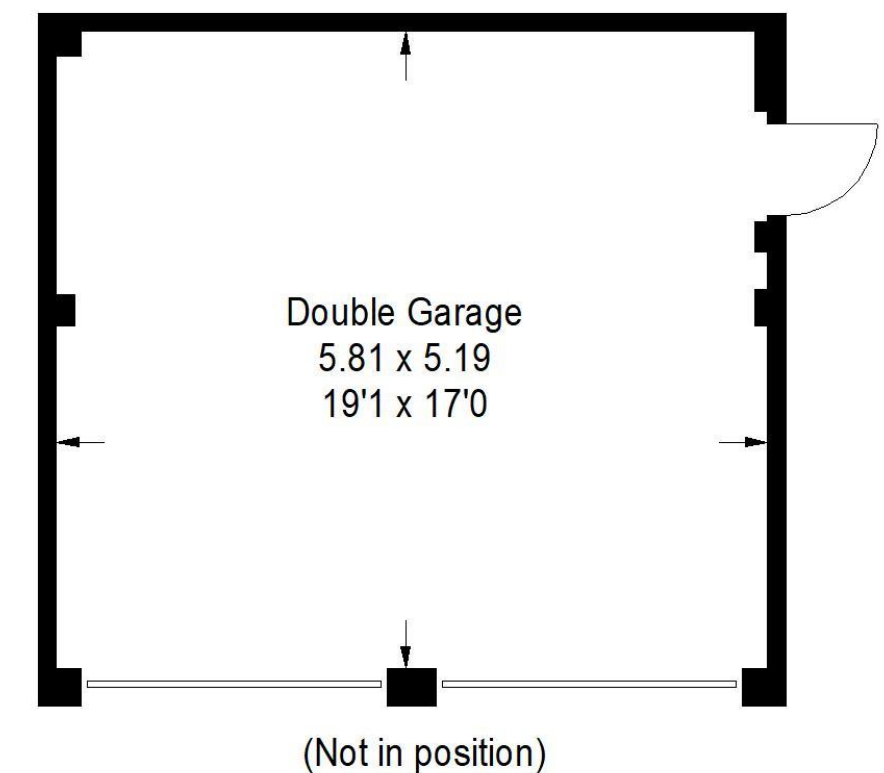
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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



Church Street, Rudgwick

Approximate Gross Internal Area
 Ground Floor = 85.6 sq m / 921 sq ft
 First Floor = 80.5 sq m / 866 sq ft
 Double Garage = 30.2 sq m / 325 sq ft
 Total = 196.3 sq m / 2112 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.



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