



The Old Shop
Church Street, Rudgwick, RH12 3EH
Asking Price: £765,000 Freehold

*** No onward chain * Generous garden with open aspect * Central village position * 4 Bedrooms ***
*** Planning permission to substantially extend - (DC/24/0200) * Kitchen/breakfast room * Characterful reception rooms ***
*** Generous driveway and garage * EPC Rating: D ***

Situated in the heart of the village, this beautifully presented four-bedroom home offers an attractive blend of modern comfort, period charm, and scope for future development. Set on a generous plot the property benefits from planning permission for a substantial extension, offering a fantastic opportunity to create a truly exceptional family residence.

The heart of the home is a stunning kitchen/breakfast room, filled with natural light from twin skylights and windows overlooking the expansive garden. Timeless shaker-style units, solid wood worktops, and a central island with seating make for a most sociable and practical space. A utility room and cloakroom adjoin the kitchen, while the flow continues into a versatile dining hall, ideal for entertaining. A separate sitting room with generous proportions provides a cosy retreat, complemented by a feature fireplace. An additional reception room offers flexibility as a home office, playroom or snug. Continuing upstairs, there are four well-proportioned bedrooms and a family bathroom.

Outside, a wonderful feature of the property is the impressive, mature rear garden. A detached garage sits adjacent to the house, with ample driveway parking available. The property comes with approved planning permission for a substantial extension (planning reference DC/24/0200), making this ideal for growing families or those wishing to really bespoke their next home.

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: 23' 2" x 13' 7" (7.06m x 4.14m) ~ Dining Hall: 19' 8" x 10' 10" (6.00m x 3.29m)
Study/Play Room: 10' 10" x 10' 4" (3.30m x 3.14m) ~ Kitchen/Breakfast Room: 15' 10" x 13' 7" (4.83m x 4.15m) ~ Utility and Cloakroom

First Floor: Bedroom One with Ensuite Shower: 14' 3" x 9' 2" (4.35m x 2.79m) ~ Bedroom Two: 12' 10" x 10' 11" (3.91m x 3.32m)
Bedroom Three: 10' 1" x 8' 4" (3.07m x 2.54m) ~ Bedroom Four: 13' 7" x 6' 7" (4.13m x 2.00m) ~ Bathroom

Outside: Garage: 21' 0" x 10' 5" (6.39m x 3.18m) ~ Gated Driveway ~ Generous Garden

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.

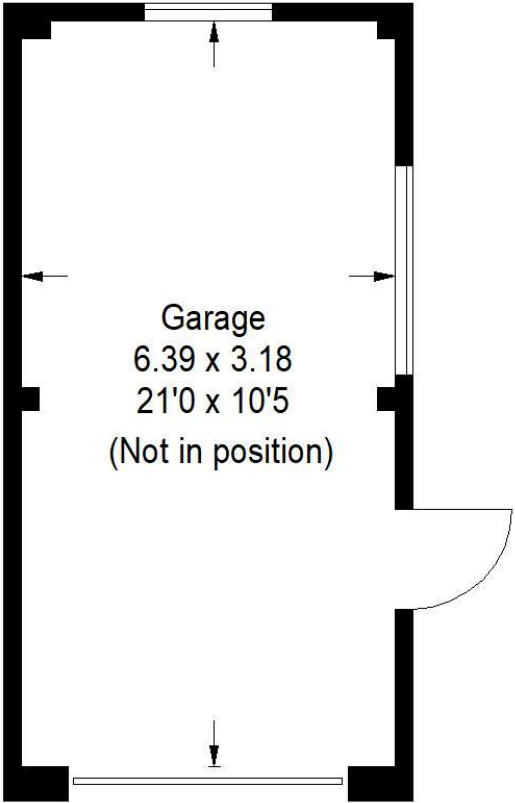
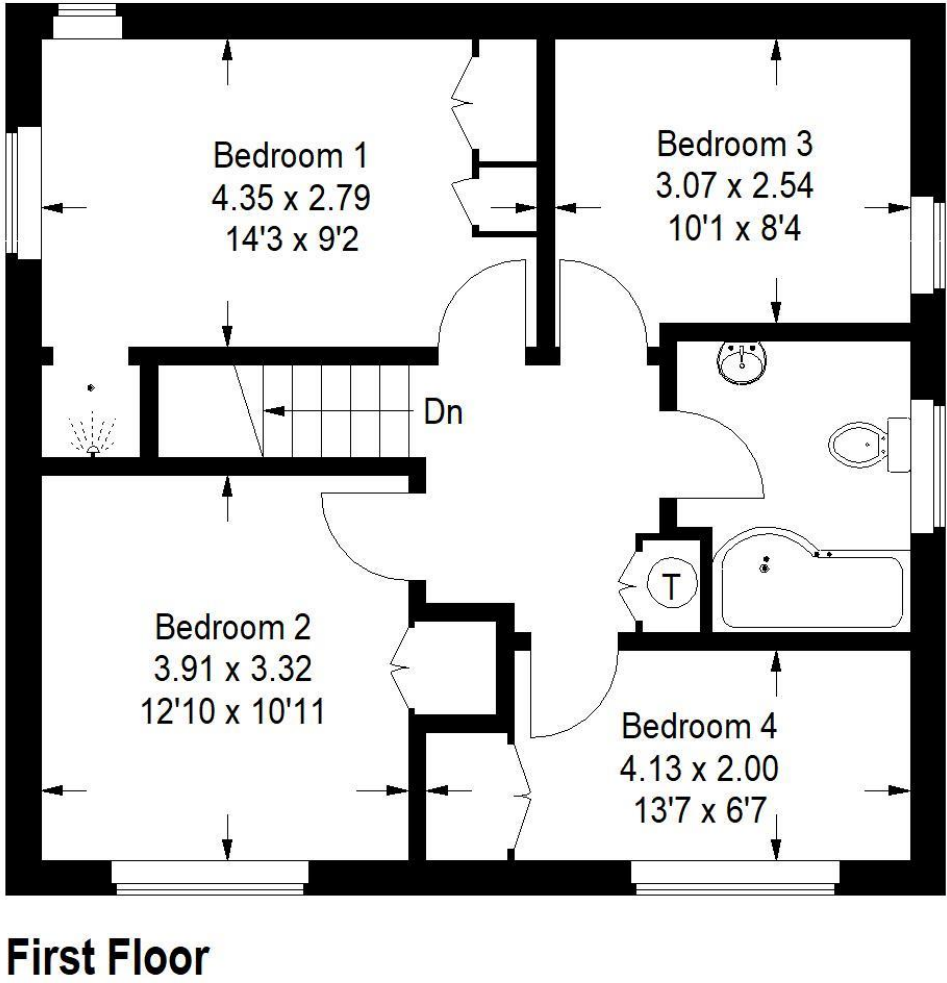
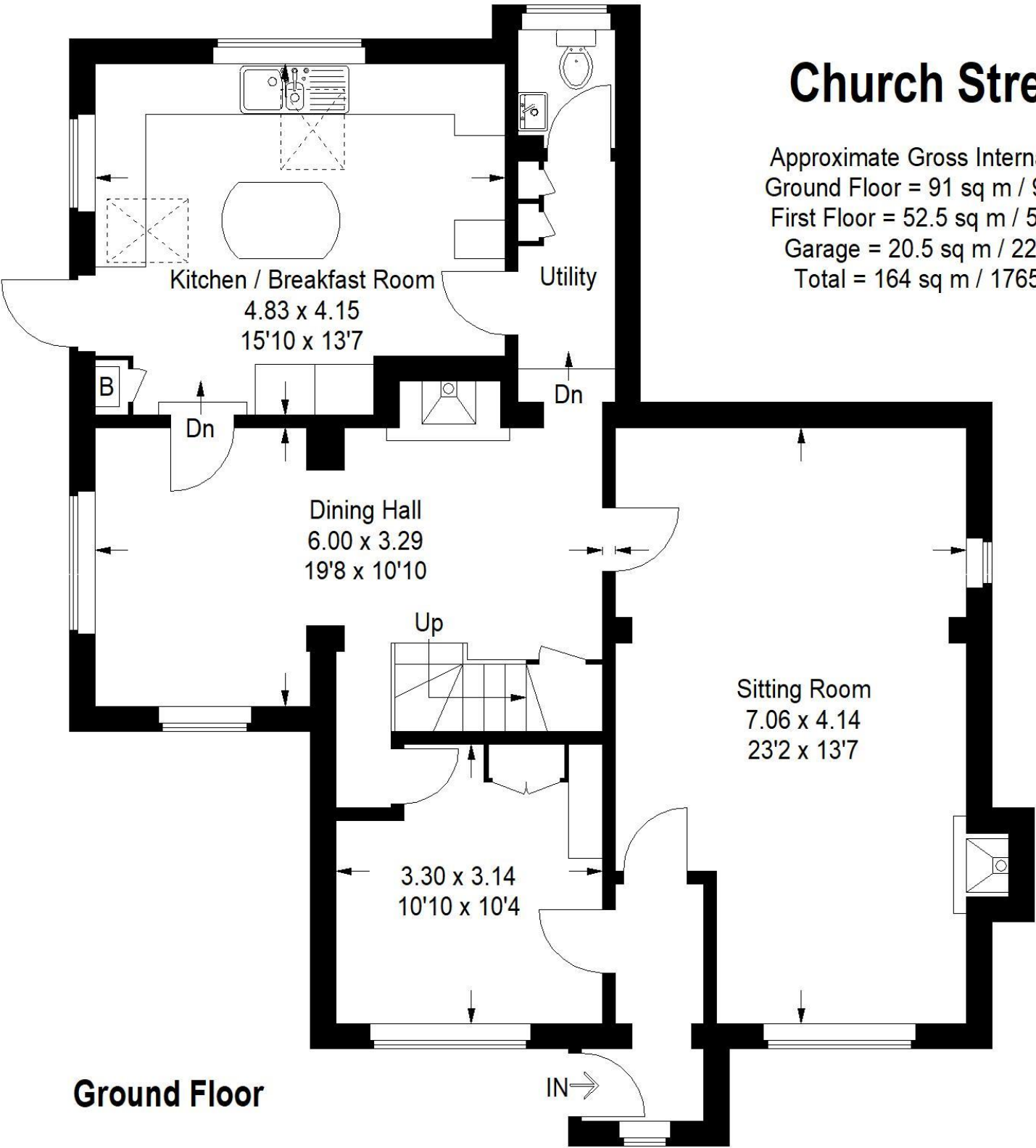
Local Authority: Horsham District Council. **Tax Band:** F

Church Street

Approximate Gross Internal Area
Ground Floor = 91 sq m / 979 sq ft
First Floor = 52.5 sq m / 565 sq ft
Garage = 20.5 sq m / 221 sq ft
Total = 164 sq m / 1765 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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