



**23 Summerfold,
Rudgwick, RH12 3BY
Asking Price: £410,000 Freehold**

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ESTATE AGENT
Est. 1991

*** Mid terrace modern home built by Thakeham Homes * Open plan living room and fitted kitchen ***

*** Two double bedrooms * Good sized garden backing onto walking meadow ***

*** Private driveway parking for several cars * Home office/studio * EPC Rating: B ***

A well presented mid terrace two bedroom home built by Thakeham Homes in 2017. This small village development is well planned and offers a pleasant variety of house styles in keeping with the West Sussex architecture. Number 23 has accommodation arranged over two floors with an entrance hall and cloakroom, open plan living room opening into a fitted kitchen deep understairs cupboard, double doors to garden. On the first floor, there are two double bedrooms and a family bathroom. Outside, there is plenty of private driveway parking for number 23 with side gate leading into the rear garden. The rear garden is a lovely feature of the property being of good sized with a paved patio stepping onto lawns with rural aspects to the rear. At the foot of the garden there is a detached home office/studio with power and light and internet access. There is access to the walking meadow at the rear of the property at the end of the close. We highly recommend a visit 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 ~ Cloakroom ~ Kitchen: 9' 3" x 6' 11" (2.83m x 2.10m) ~ Sitting/Dining Room: 16' 1" x 14' 4" (4.91m x 4.38m)

First Floor: Bedroom One: 14' 3" x 8' 9" (4.35m x 2.67m) ~ Bedroom Two: 14' 4" x 8' 10" (4.38m x 2.70m) ~ Bathroom

Outside: Studio/Home Office: 10' 6" x 7' 1" (3.20m x 2.15m)

Directions:

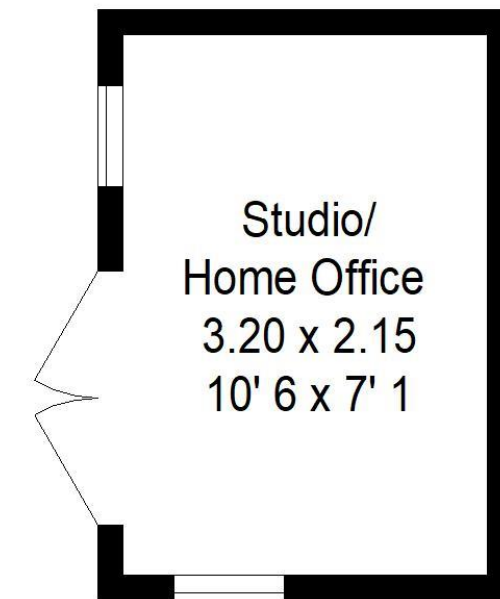
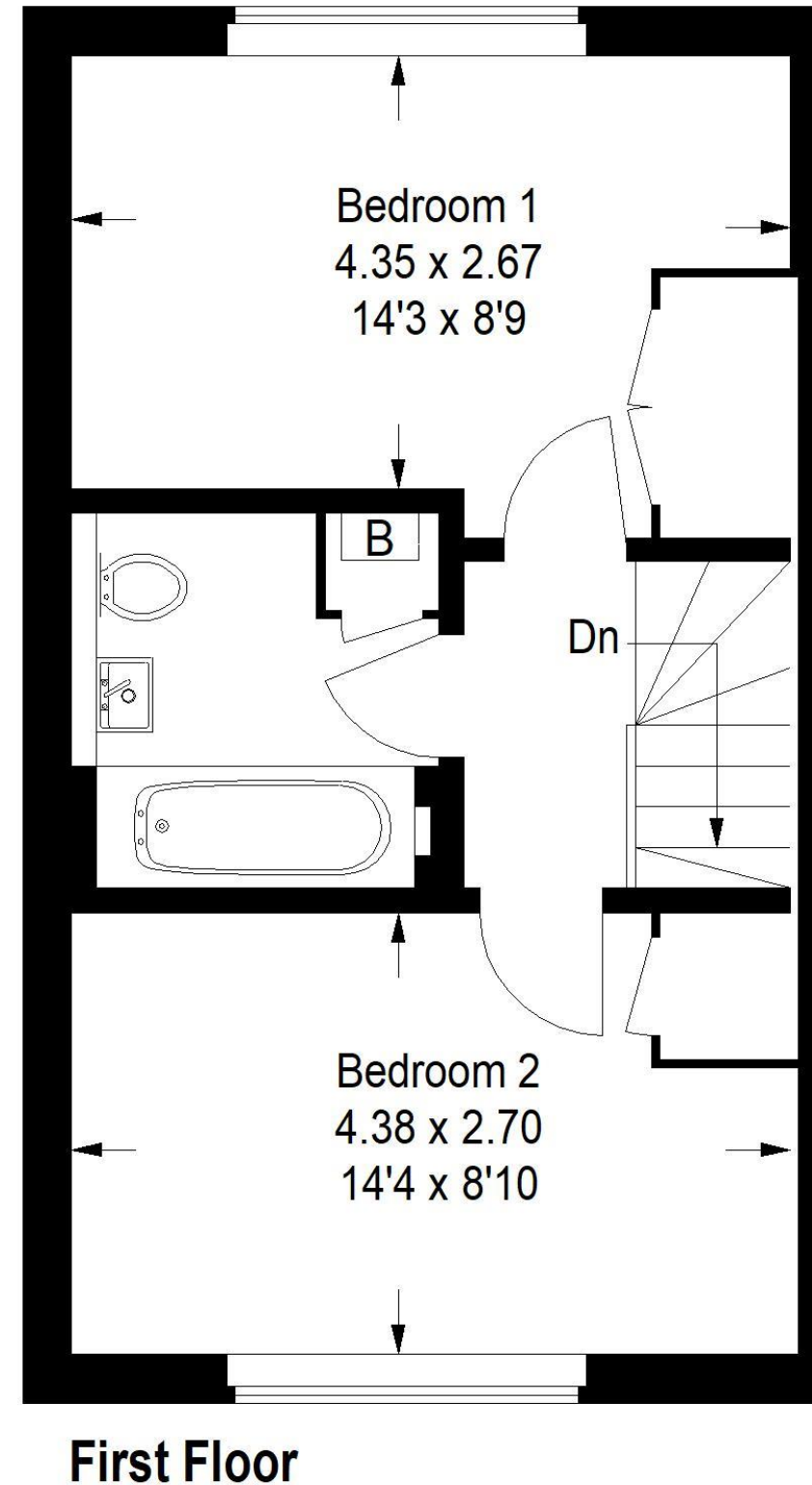
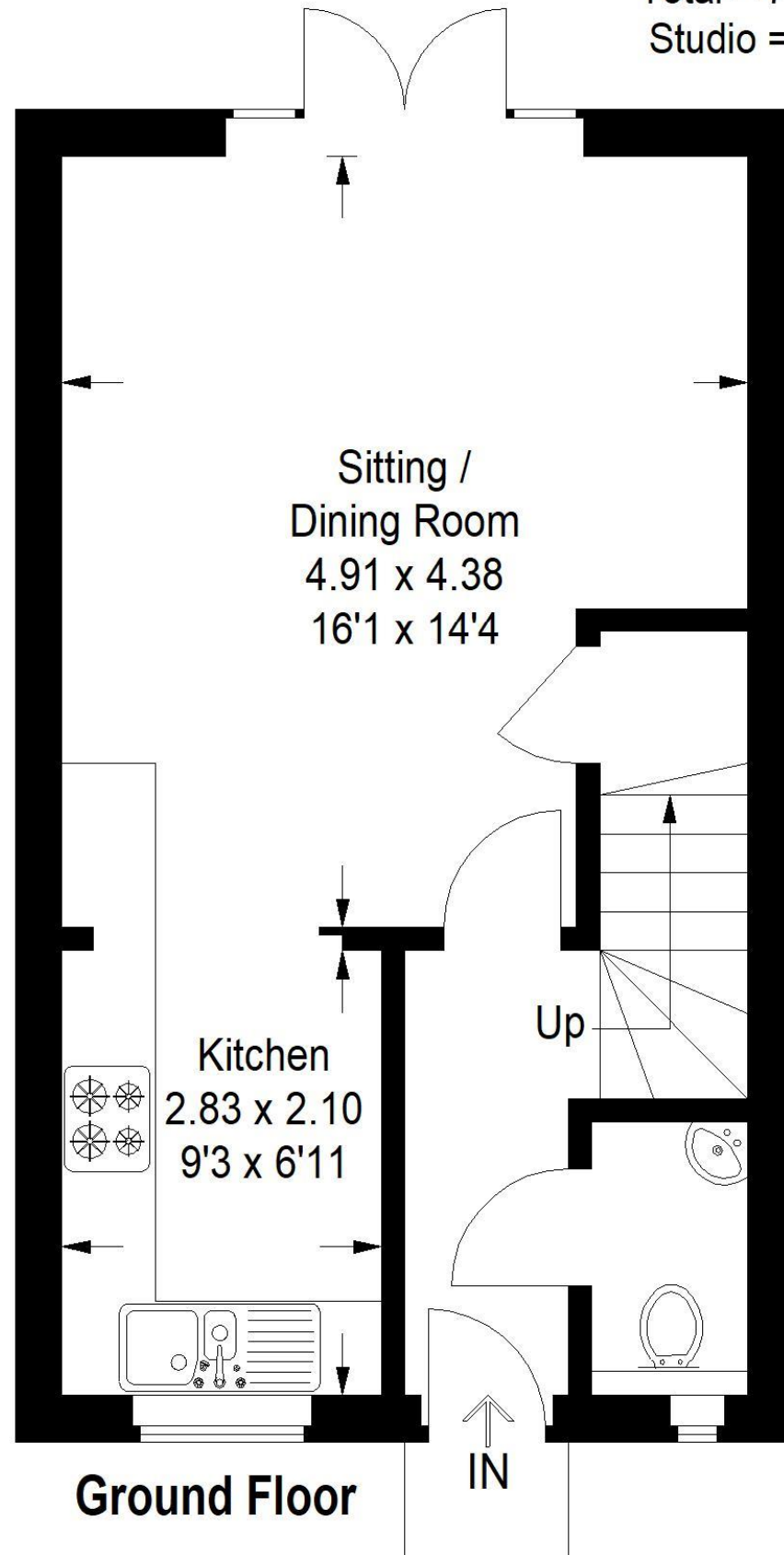
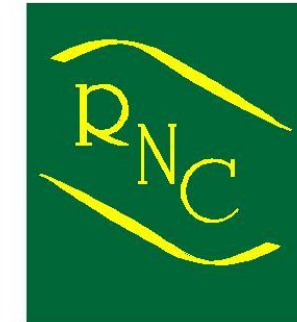
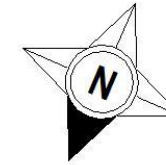
From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering Rudgwick, passing the Kings Head Public House on the left, proceed down Church Street turning left into Summerfold and then first right and number 23 can be found at the end straight ahead of you.

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: Waverley Borough Council. **Tax Band:** C

Summerfold, Rudgwick

Approximate Gross Internal Area
Ground Floor = 35.7 sq m / 384 sq ft
First Floor = 35.0 sq m / 377 sq ft
Total = 70.7 sq m / 761 sq ft
Studio = 6.9 sq m / 74 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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