



Thistle Cottage
Bridge Road, Rudgwick, RH12 3HD
Asking Price: £575,000 Freehold

*** Individual detached chalet style home * Three bedrooms * Two reception rooms *
* Spacious kitchen/breakfast room * Driveway parking and garage *
* Double glazed windows and gas fired heating * No onward chain * EPC Rating: D ***

An individually designed and built detached chalet style home located in the heart of the village, in a small cul de sac with amenities immediately to hand. The accommodation is arranged over two floors with a sitting room with a fireplace and double doors leading into the dining room, adjoining fitted kitchen/breakfast room and cloakroom completing the ground floor. Stairs rise to the first floor where there are three bedrooms and a family bathroom. Outside, the property is approached by a brick pavia driveway leading to an integral single garage, front garden with neatly manicured lawns, side access to rear garden which is mainly paved, interspersed by areas of lawn and gravel paths, timber shed and flower and shrub borders around. Offered for sale with no onward chain.

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 ~

**Entrance Hall: Cloakroom ~ Kitchen/Breakfast Room: 14' 10" x 12' 6" (4.51m x 3.80m) ~ Sitting Room: 16' 3" x 11' 4" (4.95m x 3.45m)
Dining Room: 12' 5" x 11' 4" (3.79m x 3.45m) ~ Sitting Room: 16' 3" x 11' 4" (4.95m x 3.45m)**

**First Floor: Bedroom One: 11' 4" x 10' 9" (3.45m x 3.28m) ~ Bedroom Two: 11' 1" x 10' 10" (3.39m x 3.30m) ~ Bedroom Three: 11' 4" x 6' 4" (3.45m x 1.94m)
Bathroom**

Outside: Garage: 15' 8" x 8' 1" (4.78m x 2.47m)

Directions:

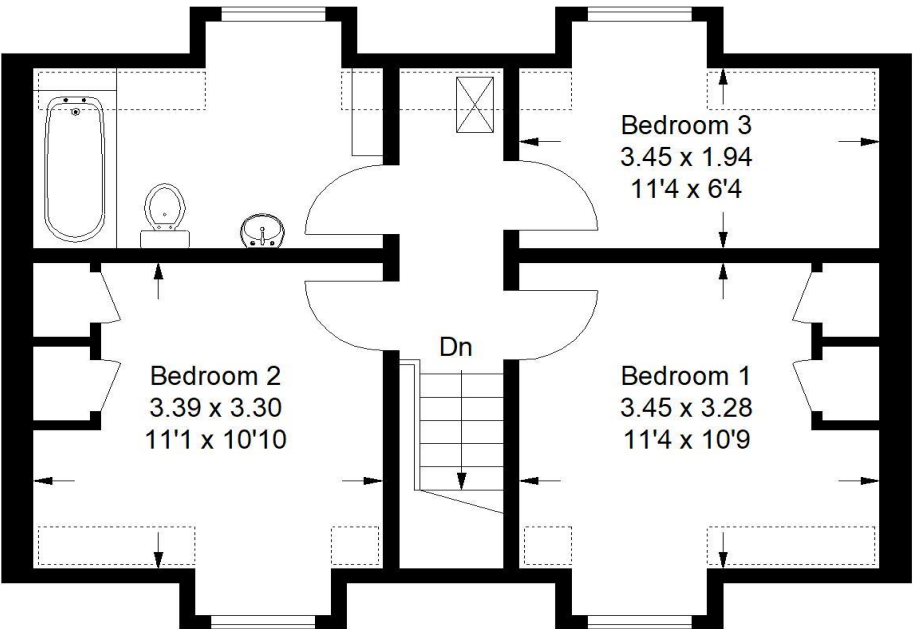
From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering Rudgwick, passing the Kings Head Public House on the left, proceed down Church Street passing the Co-op village store on your right and Bridge Road can be found on the left hand side just before the bridge. Turn left into Bridge Road and the property can be found immediately 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: E

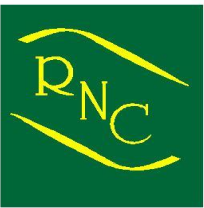
**Bridge Road,
Rudgwick**

Approximate Gross Internal Area
Ground Floor = 75.5 sq m / 813 sq ft
(Including Garage)
First Floor = 46.3 sq m / 498 sq ft
Total = 121.8 sq m / 1311 sq ft

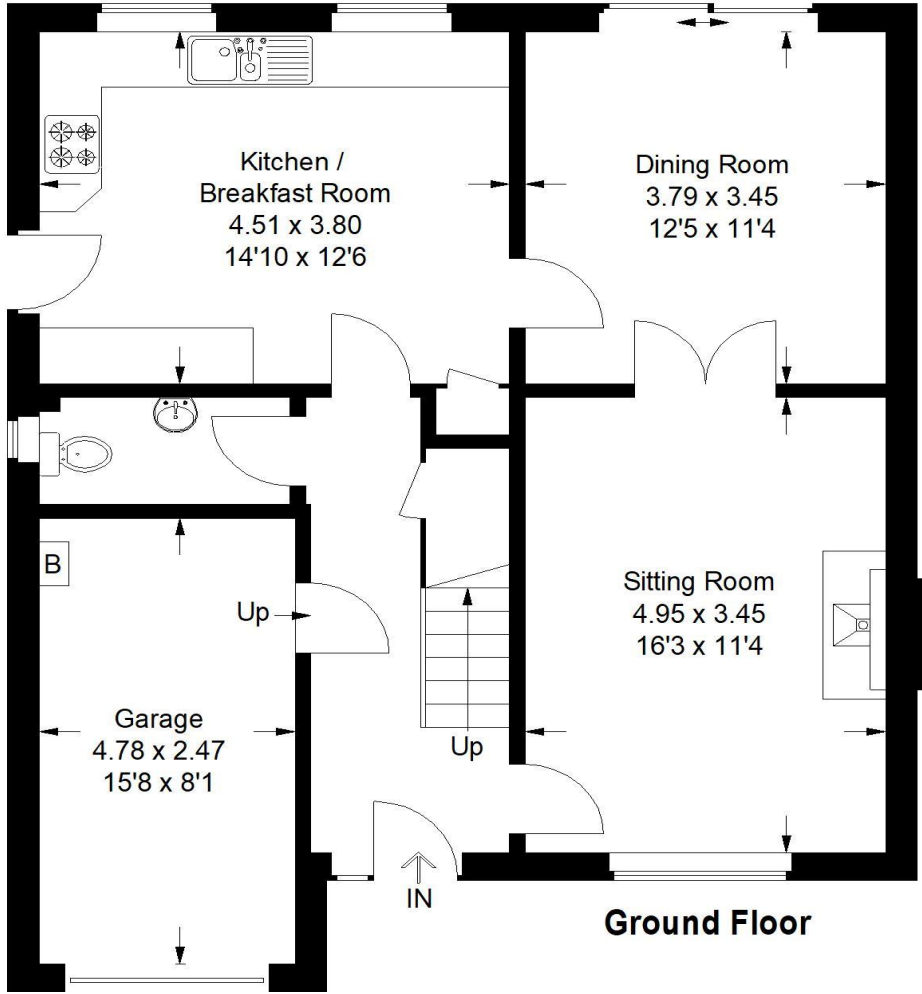


First Floor

= Reduced headroom below 1.5 m / 5'0



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.



Ground Floor





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