



Ground Floor  
Approximate Floor Area  
2238.35 sq ft  
(207.95 sq m)

Approximate Gross Internal Area (Including Garage) = 207.95 sq m / 2238.35 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.





## in brief...

- Four-bedroom detached family home
- Modern fitted kitchen/breakfast room
- Triple aspect living room
- Attached garage & driveway parking
- Principal bedroom with en-suite shower room
- Secluded rear garden of a third of an acre
- Exceptionally presented throughout
- Highly sought-after residential area
- EPC Rating: TBC
- Council Tax Band: G



## more detail...

"Rusdens" is a 1970's detached bungalow, superbly presented, and boasting flexible living with four generous bedrooms, with a large, secluded plot, approaching a third of an acre and situated towards the end of a private no-through road in a semi-rural location between the villages of Dunsfold and Plaistow. The property would ideally suit the purchaser looking for a semi-rural retreat but within easy access of the neighbouring villages and towns, such as Cranleigh, Billingshurst, Plaistow and Dunsfold.

The gated entrance opens to a large driveway providing off road parking for multiple vehicles as well as having a generous garage with an additional room for storage. There is a storm porch covering the main entrance which opens into the generous and inviting entrance hall with access to the main living areas. The large living room has a wood burning stove and benefits from triples aspect windows which enjoys the outlooks over the formal gardens. To the rear of the property, you will find a superb kitchen/breakfast/family room with quality units, tiled flooring, and bi-folding doors leading to stunning formal gardens, providing an 'inside-outside' feel, the perfect space for entertaining. There is ample space for clearly defined sitting & dining areas while the kitchen oozes quality with contrasting stylish units, & a selection of integrated appliances. The dining room runs adjacent from the kitchen/family room and in turn provides direct access out on the garden and patio at the rear. Moving through the home you will find four bedrooms; the principal which is located to the rear of the property and benefits from fitted storage and luxurious en-suite shower room, with the guest bedroom offering a views across the front aspect. The remaining bedrooms easily accommodate a double bed and freestanding storage and are serviced by a modern, high-specification, family bathroom.

Further attributes include oil fired central heating, double glazed doors & windows throughout, new roof in 2022, and high degree of energy efficiency.

Outside, the gardens are a stunning feature, the front offering ample parking as well as a good size area of lawn well screened by natural borders. The secluded rear garden has a large area of lawn, a superb Indian sandstone patio area for al fresco entertaining, with further seating areas located within the garden, the whole area enclosed by very established trees and hedges. The garden is also home to a fully insulated home office/gym.

The grounds in total measure approximately a third of an acre.

Please note, there is an annual estate charge payable by all residents of approximately £120 per year.



## the location...

Located on the Surrey/West Sussex borders, Durfold Wood is a tranquil private road surrounded by woodland. The nearby village of Plaistow provides a convenience shop, a post office, church, a pub and a primary school. A more extensive range of shopping and amenities may be found at Cranleigh, Godalming and Haslemere, whilst at Guildford and Chichester there is a full range of shopping, leisure and cultural amenities. The A281 and A283 roads provide links with the A3 at Milford or Guildford for London, the M25 and the major airports. Main line rail connections are available at Haslemere, Witley, Godalming and Billingshurst offering journey times to London from approximately 46 minutes. The area benefits from a wide selection of schools including Plaistow and Kirdford Primary schools, Cranleigh, King Edward's, St Catherine's and Charterhouse. Recreational opportunities include local golf courses and sport and leisure centres at Cranleigh, Godalming and Haslemere. The surrounding countryside offers miles of footpaths and bridleways for walking and riding directly from the house.

*Please check google maps for exact distances and travel times (property postcode: RH14 0PL)*