



Loxwood Road, Rudgwick, Horsham, RH12 3JW.
Offers Over £895,000 Freehold


MARTIN&CO

- Extended family home
- Superb kitchen dining space
- Garden facing family area
- Flexible ground floor layout
- Ground floor ensuite bedroom
- Woodland backdrop setting
- South facing garden plot
- Large driveway
- Four bedrooms on first floor
- Family bathroom
- EPC E

Set on the edge of the ever-popular village of Rudgwick, this substantial and thoughtfully extended family home enjoys a particularly attractive setting, backing directly onto woodland and offering both privacy and a strong connection to its surroundings.

A gated rear access provides a convenient pedestrian route through to Rudgwick Recreation Ground and village amenities, combining a peaceful outlook with everyday practicality.

The property has been significantly reconfigured by the current owners to create a layout that works exceptionally well for modern family living, with particular emphasis on space, flexibility and day-to-day flow.

At the heart of the home is the impressive open-plan kitchen and dining space, which opens into an L-shaped informal family area overlooking the rear garden. This arrangement creates a superb everyday living environment, ideal for both



family life and entertaining. Wide glazing and garden-facing sightlines allow the space to drink in views across the garden and woodland beyond, reinforcing the sense of openness and connection between inside and out.

A central island, generous work surfaces and quality appliances are complemented by a separate utility room, keeping practical day-to-day tasks neatly out of sight.

In addition to the main living space, the ground floor offers a number of further rooms that provide genuine flexibility.

A separate garden-facing reception room sits adjacent to the sun room and works equally well as a playroom, snug or secondary family space.

The sun room itself offers excellent potential for conversion into an outside kitchen, garden studio or home office, subject to requirements, and already

enjoys a strong relationship with the garden.

On the opposite side of the house, a dedicated study provides a quiet work-from-home space, well separated from the main living areas.

The ground floor also benefits from a generous double bedroom with its own en-suite shower room, making it ideal for multi-generational living, guests or those requiring ground-floor accommodation. A cloakroom and underfloor heating throughout the ground floor complete the layout.

Upstairs, the accommodation is arranged around a generous principal bedroom suite, complete with extensive fitted wardrobes and a well-appointed en-suite bathroom. Three further bedrooms are served by a family bathroom, creating a balanced and flexible first-floor layout that complements the versatility offered downstairs.

Outside, the property sits within a generous south-

facing plot of approximately 0.24 acres. The rear garden enjoys a high degree of privacy, with a large paved terrace ideal for entertaining, leading onto an expansive lawn bordered by mature planting and woodland beyond.

To the front, there is ample driveway parking framed by established hedging, while gated side access completes the setting.

Overall, this is a home that has been carefully adapted to suit the way families live today, offering space to grow, flexibility for changing needs and a village setting that remains increasingly hard to find.

Location

Tucked away on the edge of the highly regarded village of Rudgwick, this well-positioned home enjoys the best of village life with open countryside close at hand.

Backing directly onto woodland, the setting offers a



strong sense of privacy and calm, while a gated access from the rear garden provides a convenient pedestrian link through to Rudgwick Recreation Ground and onward into the village.

Rudgwick itself is a thriving and well-connected community, well served by a Co-Op convenience store, doctor's surgery, Rudgwick Primary School and Pennthorpe Preparatory School. The village also benefits from a number of well-known local favourites, including The Milk Churn café, Firebird Brewery and the much-loved Fox Inn, alongside a pharmacy and hair and beauty salon.

For those who enjoy the outdoors, the village lies along the Downs Link, a popular walking and cycling route following the former railway line between Guildford and the South Coast, providing miles of scenic countryside access directly from the village.

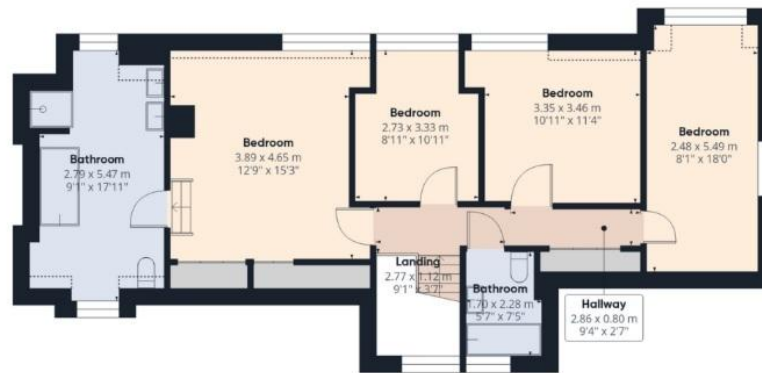
The nearby centres of Horsham and Cranleigh offer a broader range of shopping, leisure and dining options. Horsham, in particular, is known for its strong cultural and social scene, including The Capitol Theatre, Everyman Cinema and an extensive choice of bars and restaurants. For commuters, mainline railway stations at Horsham, Billingshurst and Warnham provide regular services, making the location practical as well as picturesque.







Ground Floor



Floor 1

Approximate total area^m

202.1 m²
2174 ft²

Reduced headroom

2.2 m²
24 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Martin & Co Horsham

Envision House • 5 North Street • Horsham • RH12 1XQ
T: 01403 248222 • E: horsham@martinco.com

01403 248222

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.