



Price Range £725,000 - £750,000

Pondfield Road, Rudgwick

 **MARTIN LUNDY**
ESTATE AGENTS

Pondfield Road, Rudgwick, RH12 3EW

Situated on the edge of the development, this four bedroom detached house offers family-friendly living space, with large green space just over the road and wonderful walks almost from the front door. A children's play area is only a few steps away and there is a very welcoming sense of community within the cul-de-sac.

The pre and primary school are about half a mile away, along with a village shop and post office, medical centre and dentist. Pennthorpe School is also only a ten minute stroll away, with older children catching a bus to The Weald.

There are three reception rooms, including a dual aspect living room with cosy woodburner, a study to work from home and a dining room which would alternatively make a great play room or teen den. The current owners use it as a second sitting room. The breakfast kitchen feels modern and sociable, with a useful utility room leading off. Upstairs, all four bedrooms are doubles, the white bathroom suite is easy to look after and there's an ensuite shower room.

Solar panels help to make this a really economical home to run, with the house having a southerly aspect. The double garage and driveway offer ample parking space, with a couple of laybys on the road providing additional parking for visitors. The rear garden feels really private, with space for children to play or for adults to relax with family and friends.

Rudgwick has a lovely pub, coffee shop and Firebird Brewery (and bar), with further amenities available at nearby Cranleigh, Billingshurst and Horsham, only a short drive away.





Pondfield Road, Rudgwick, RH12

Approximate Area = 1481 sq ft / 137.5 sq m
 Garage = 314 sq ft / 29.1 sq m
 Total = 1795 sq ft / 166.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Mitchell.com, 2020. Produced for Lundy-Lester Ltd. REF: 1447715

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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

kw **MARTIN LUNDY**
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☎ 01798 817257

📍 Lancaster House, Storrington Road, Thakeham, RH20 3NA

✉ martin.lundy@kwuk.com

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.