



Furze Road, Rudgwick

Guide Price £450,000

Furze Road

Rudgwick, Horsham

Arranged over two floors, the property provides well-balanced and versatile accommodation, ideally suited to family living, whilst benefitting from excellent access to the surrounding countryside, the Downs Link, and Horsham town centre.

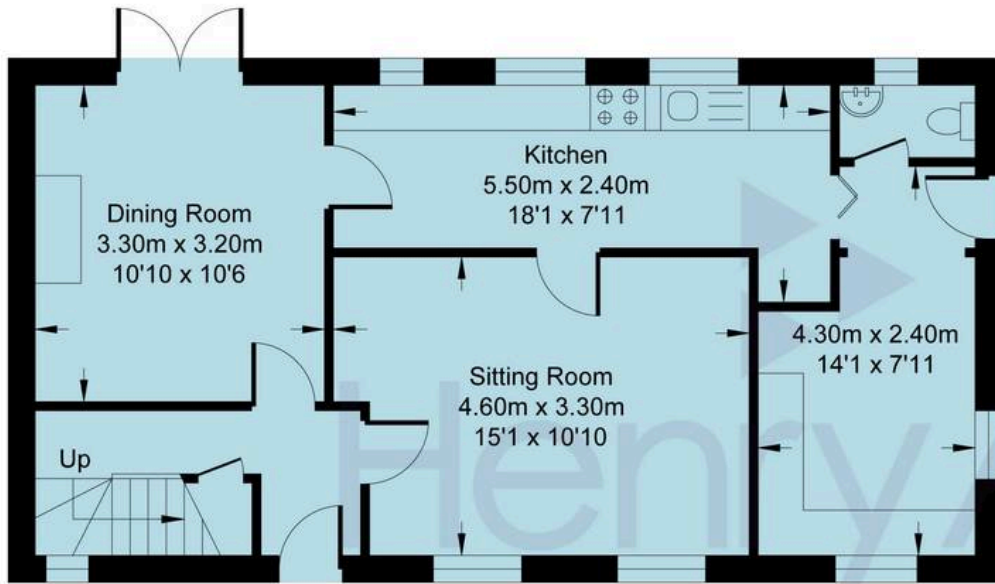
The ground floor comprises a welcoming entrance hall leading through to a spacious front-aspect living room. To the rear of the property, a separate dining room features an attractive fireplace and flows seamlessly into a bright and airy sunroom, which enjoys delightful views over the garden and provides direct access outside via double doors.

The generously sized kitchen is fitted with a range of wall and base units with complementary work surfaces and enjoys a pleasant outlook over the garden. Adjacent to the kitchen is a large utility room, providing excellent additional storage, laundry facilities and practical space for everyday family life. A convenient ground floor W.C. completes the accommodation on this level.

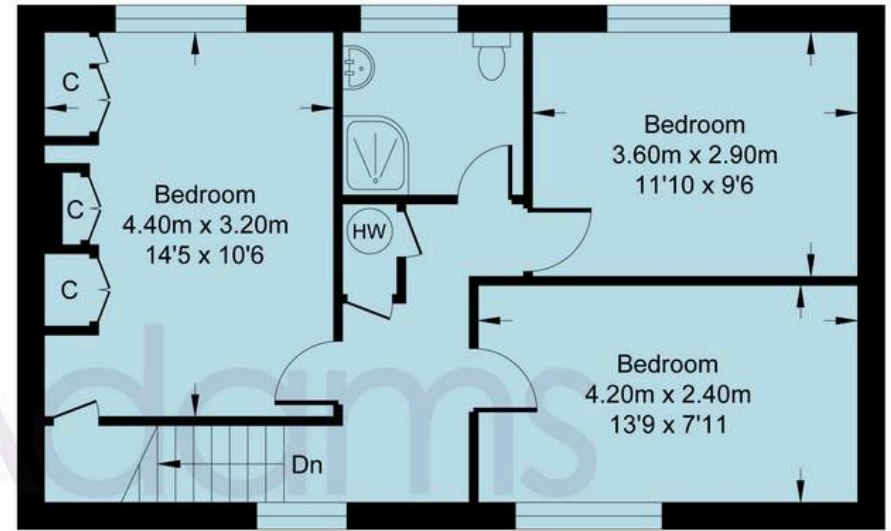
To the first floor, the principal bedroom overlooks the rear garden, creating a peaceful retreat. There are two further well-proportioned bedrooms, together with a family shower room comprising a walk-in shower, low-level W.C. and vanity unit with useful storage.







GROUND FLOOR



FIRST FLOOR



Furze Road

Approximate Area = 1085.86 sq ft / 100.88 sq m

Total = 1085.86 sq ft / 100.88 sq m

For identification only - not to scale

estate agents



Externally, the property benefits from a substantial wrap-around garden which offers a variety of spaces to enjoy throughout the day. A patio area to the side of the property provides the perfect setting for outdoor dining and entertaining, while the remainder of the garden offers ample space for children to play, gardening enthusiasts to enjoy, or simply relaxing in a peaceful village setting

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, chemist, Firebird brewery, The Milk Churn and a great local pub in the Fox. It's also on the doorstep on the downs link, a 35 mile trail that links Guildford to the north through to the coast to the south. The village has a primary school and Penntorpe Preparatory as well as a wider choice of good state and private schools within easy reach. 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).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D







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Agents Note – Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.