



Bluebell Cottage Rudgwick, RH12 3AL
£625,000



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ESTATE AGENT
Est. 1991



- Semi-detached character cottage
- Three double bedrooms
- Two reception rooms
- Impressive modern fitted kitchen/dining room
- Spacious bathroom
- Good sized garden with views over farmland
- Detached home office/garden cabin
- Gas fired heating

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).

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



Bluebell Cottage Hermongers Lane

A beautifully presented and extended semi-detached character cottage situated in this sort after semi-rural location. Situated in a no through country lane, this lovely character cottage is one not to miss. The accommodation is arranged over two floors with sitting room with fireplace and bay window, dining room/family room and an impressive modern fitted kitchen/breakfast room with central island unit and bifolding doors to the garden. Stairs rise to the first floor where there are two double sized bedrooms and a large family bathroom with separate bath and shower with the principal bedroom to the rear having super views over the garden and to farmland beyond. Stairs rise to the top floor, where there is a further double bedroom. Outside, the property is approached via a driveway with parking for a couple of cars. Side access to the rear garden, which is a lovely feature of the property being of good size and enjoy a bright and sunny southerly aspect. There is a paved patio with adjoining flower and shrub borders, areas of lawn leading to the foot of the garden where there is a most useful home office/cabin with power and light and delightful views over the adjoining paddock land. We highly recommend a visit to fully appreciate the accommodation on offer.



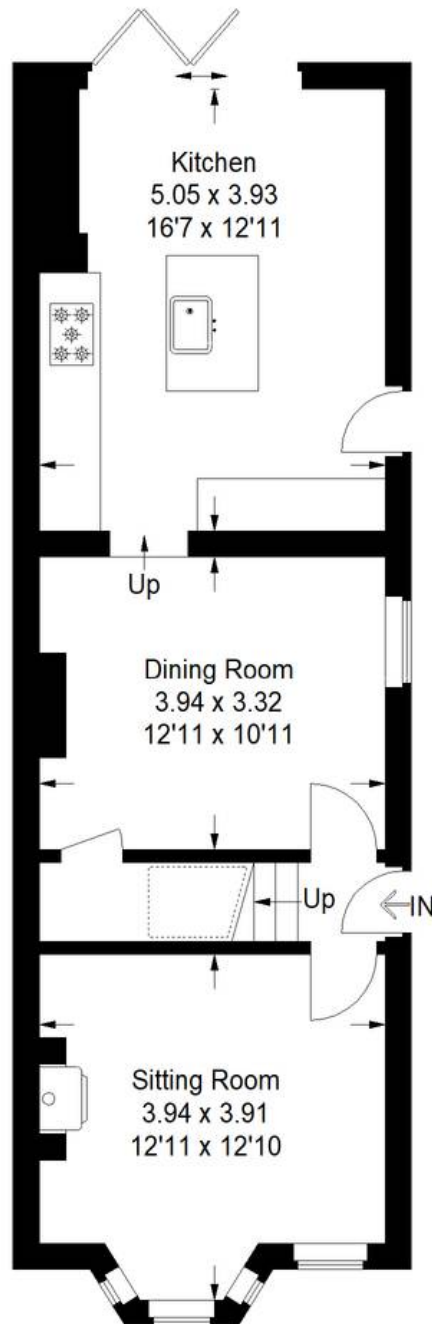


Hermongers Lane, Rudgwick Horsham

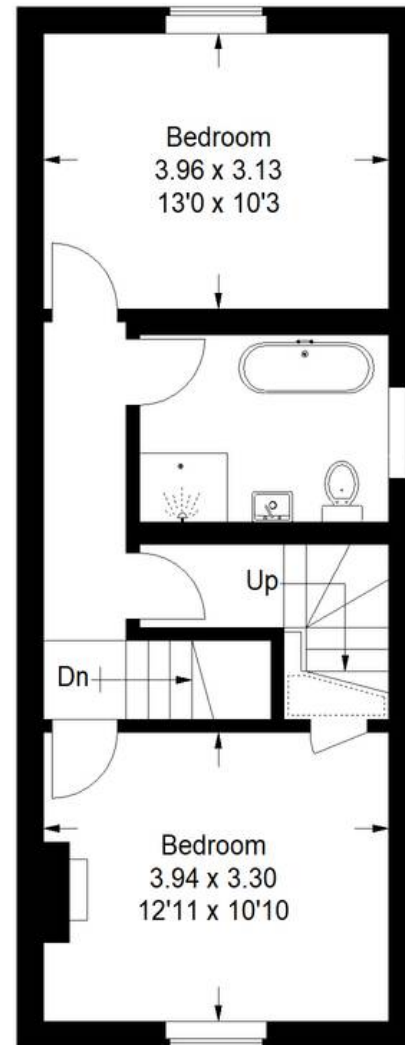
Approximate Gross Internal Area
 Ground Floor = 52.8 sq m / 569 sq ft
 First Floor = 44.6 sq m / 480 sq ft
 Second Floor = 17.3 sq m / 186 sq ft
 Outbuilding = 21.4 sq m / 230 sq ft
 Total = 136.1 sq m / 1465 sq ft
 (Excluding Eaves Storage)



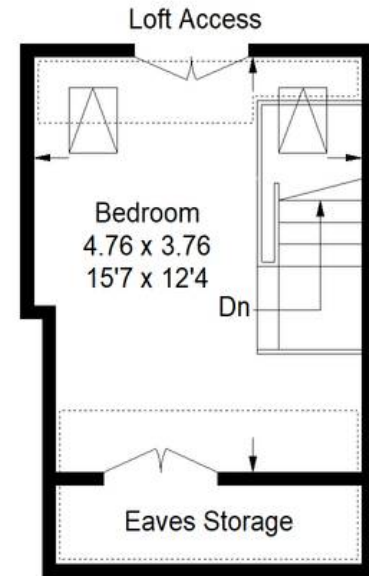
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



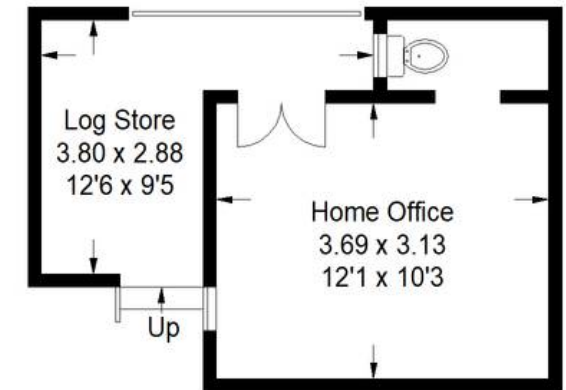
Ground Floor



First Floor



Second Floor



(Not in position)

= Reduced headroom below 1.5 m / 5'0



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.