



Lower Gaskyns

Church Street, Rudgwick, Horsham RH12 3HJ
Guide Price £850,000 Freehold



COURTNEY GREEN

Estate Agent • Letting Agent • Managing Agent

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An attractive mock Tudor, four bedroom detached home, located in a central position in the idyllic Sussex village of Rudgwick. Built in 1989 by an independent local builder, this individual home combines the practicality and energy efficiency of modern construction with the charm and character of a period-style home. Throughout the property there is exposed architectural joinery showcasing the craftsmanship of the build, and in the sitting room is a fabulous beehive inglenook fireplace, all set within well-proportioned rooms with notably high ceilings. The ground floor accommodation in brief comprises an entrance hall, a cloakroom, a sitting room with doors to a conservatory, a fitted kitchen with a separate utility room, a dining room, and a study. On the first floor there is a large principal bedroom with ensuite bathroom, two further double bedrooms, a large single bedroom, and a family bathroom. Outside, the property sits centrally within its wide plot, and is accessed via five bar timber gates which open to a large block paved driveway providing off road parking, and access to the detached double garage. The front garden is neatly kept with a landscaped lawn, established planting and a red brick pathway, whilst to the rear is a private, low maintenance garden with a westerly aspect.

Entrance Hall

A particularly spacious and welcoming entrance hall, which is a room in its own right. There are two front aspect windows, two radiators, a generous coat cupboard housing the burglar alarm panel and gas meter, as well as a further understairs storage cupboard, stairs rising to the first floor, with doors leading to the cloakroom, sitting room, dining room, and kitchen.

Sitting Room

A well-proportioned and characterful reception room, centred around a wonderful beehive inglenook fireplace. A front aspect window provides natural light, and there are two radiators, wall lighting, and double doors which open through to the conservatory.

Conservatory

A part brick, part aluminium constructed conservatory with an insulated roof, creating a comfortable year-round space. There are power points, and double doors opening out to the rear garden.

Kitchen

A cottage style kitchen fitted with a range of eye and base level cabinets and drawers with complementing worktops over. Features include a composite one-and-a-half bowl sink with mixer tap, an integrated Bosch electric oven, four-burner gas hob with concealed extractor hood, and space and plumbing for a dishwasher. Additionally there is display cabinetry, under-cabinet lighting, a radiator, tiled flooring, and a rear aspect window overlooking the garden. A door leads through to the utility room.

Utility Room

Fitted with matching base level cabinetry and worktops, incorporating a stainless steel sink and drainer. There is a wall-mounted Worcester Bosch gas-fired boiler, high-level fuse board, space and plumbing for a washing machine, and space for a fridge freezer. Further features include a radiator, tiled flooring, rear aspect window, and a door providing access to the garden.

Dining Room

A generous formal dining room enjoying a dual aspect with front and side windows, allowing for plenty of natural light. There is a radiator and a door leading through to the study.

Study

A practical and well-appointed workspace with a rear aspect window overlooking the garden. The room benefits from fitted office cabinetry, including cupboards, display shelving, and bookcases, as

well as a radiator.

First Floor Landing

Stairs rise to a galleried landing with a radiator and access to a storage cupboard with hanging and shelving, as well as an airing cupboard housing the hot water tank with shelving above. There is loft access and doors leading to all bedrooms and the shower room.

Principal Bedroom Suite

An impressive principal bedroom spanning the full depth of the house, with dual aspect windows to the front and rear. The room includes two radiators, fitted wardrobes, and a fitted bed surround, with access to the ensuite bathroom. **Ensuite Bathroom** A well-appointed suite comprising a panelled bath with mixer tap and handheld shower attachment, low-level WC with dual flush, and pedestal wash hand basin with mixer tap. There is a heated towel radiator, full-height wall tiling, tiled flooring, mirror-fronted bathroom cabinet with shaver point, an additional shaver point, and an obscured rear aspect window.

Bedroom 2

A large double bedroom with a fitted wardrobe, radiator, and rear aspect window overlooking the garden.

Bedroom 3

A further double bedroom with a front aspect window and radiator.

Bedroom 4

A large single bedroom with a front aspect window and radiator.

Family Bathroom

A modern shower suite featuring an oversized walk-in shower with mixer and rainfall showerhead, low-level WC, and pedestal wash hand basin. There is a heated towel radiator, full-height wall tiling, tiled flooring, shaver point, and an obscured rear aspect window.

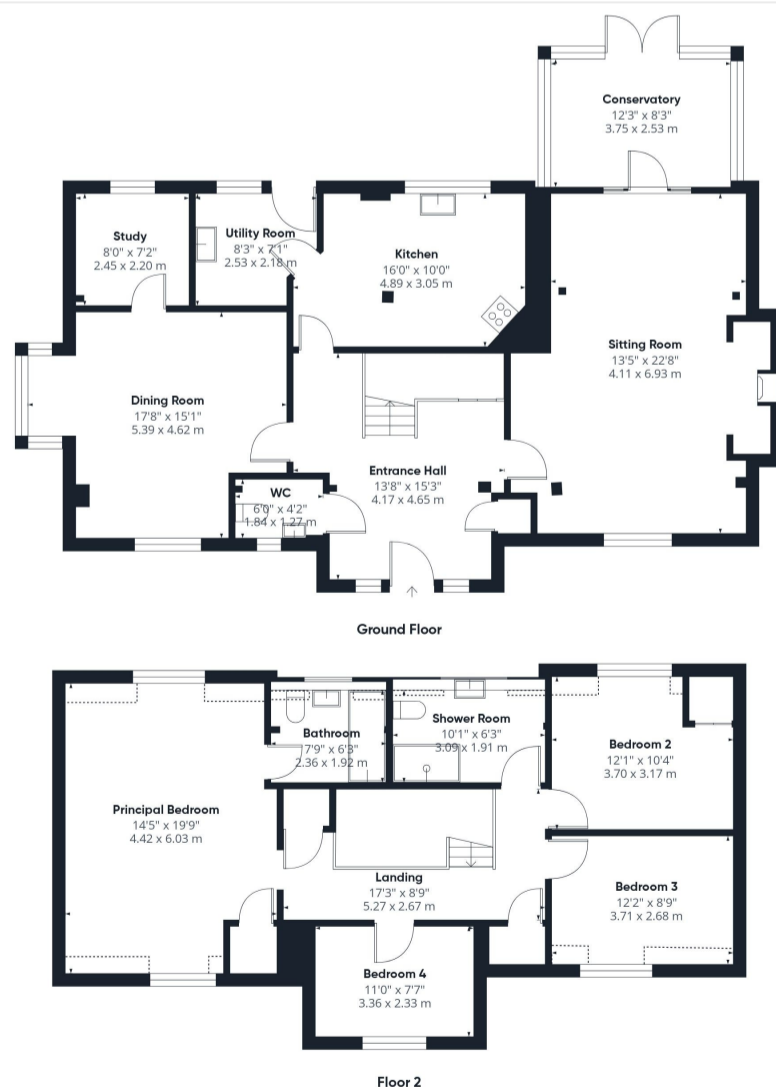
OUTSIDE

To the front, there is a neatly kept, attractive front garden which is mainly laid to lawn with a red brick pathway leading to the front door, and established border planting. To the rear, the garden enjoys a good degree of privacy and has been designed for ease of maintenance, featuring areas of shingle combined with patio seating areas and brick-paved pathways. A curved brick wall provides a defined boundary between the garden and the driveway, with an archway and gated access. The block paved driveway provides off road parking, and access to the detached double garage which has power and lighting.

Ref: 26/5973/26/03

Council Tax Band - E

Referral Fees: Courtney Green routinely refer prospective purchasers to Nepcote Financial Ltd who may offer to arrange insurance and/or mortgages. Courtney Green may be entitled to receive 20% of any commission received by Nepcote Financial Ltd.



Approximate total area⁽¹⁾

1977 ft²

183.6 m²

Reduced headroom

37 ft²

3.4 m²

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
A (91-100)		
B (81-90)		
C (69-80)		78
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		

EU Directive 2002/91/EC

England & Wales

(1) excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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