



**Loxwood Road
Rudgwick, RH12 3BT**

**Offers Over
£850,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**

LOCATION

This imposing family home sits in the rural hamlet of Tismans Common, on the West Sussex/Surrey border, on the outskirts of Rudgwick. The village of Rudgwick is located 2 miles from the property and boasts a church, supermarket, post office, pharmacy, two public houses, doctor's and dentist surgeries. Billingshurst is approximately 6 miles distant and provides a mainline train service to London Victoria (about 65 minutes) and London Bridge (about 69 minutes). The historic market town of Horsham provides a more comprehensive range of shopping, sporting and recreational facilities. There are a number of good schools in the area both in the state and private sector, notably The Weald, Farlington, Christ's Hospital, Cranleigh and Penntorpe, amongst others.

PROPERTY

Tenure: Freehold

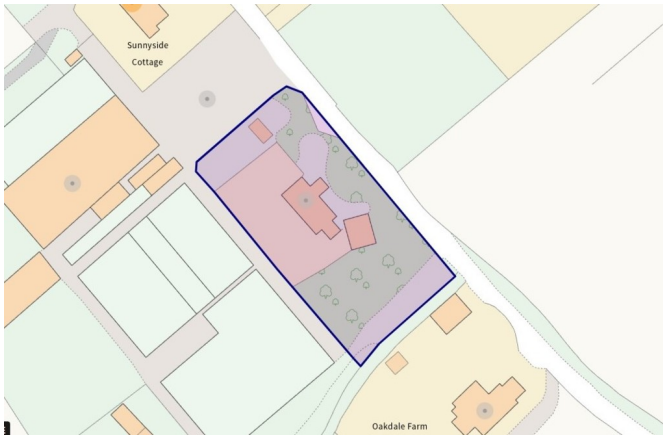
The front door of this spacious property opens into a large Hall, which has stairs rising to the First Floor and doors opening to all rooms, including the WC. The Hall and WC both benefit from underfloor heating. The double aspect Living Room is a great size, measuring 22ft in length, with a bay window to the front that floods the room with natural light, double doors to the rear that spill out to the Rear Garden, and has a central fireplace that gives the room a cosy feel. A particular feature of this impressive home is the 32'8 x 20'7 Kitchen/Family Room, which has been refitted by the current owners with a contemporary range of floor and wall mounted units that offer a selection of integrated appliances. A large breakfast bar, space for a dining table and sofas make this fantastic space ideal for entertaining, while two

sets of double doors spill out to the large Rear Garden. Completing the Ground Floor layout is the Utility Room with further units, and the Study, which could be the perfect space for anyone working from home. To the First Floor you will find a stylish Family Bathroom and three generous Bedrooms, with the Master Suite boasting a luxurious Shower Room with underfloor heating and a 9'9 x 6'7 Dressing Room. It would be possible to convert this spacious home back in to a four Bedroom house by converting the Dressing Room back into the fourth Bedroom.

OUTSIDE

This impressive house is tucked away along a private lane and sits behind five bar double gates that open into your private driveway, which provides off street parking for a number of cars and leads to the Detached Double Garage. This measures 26'5 x 19'5, has double opening doors, storage above, power & lighting and a water supply. This is one of a few outbuildings that provide additional storage to the generous accommodation. The property sits centrally on a 0.63 acre plot, which is divided into three superb areas. The first is a formal Garden with a paved patio, that would be perfect for barbecues in the summer months, that leads on to an expanse of lawn, that is a great space for the children to play, or for a keen gardener. There is also a fenced off, mature vegetable patch which is where you will find a fresh water well, further outbuildings, and another area of a more natural/wild garden that is fenced off, and also has its own access via a five bar gate from the lane.





Buses

1.3 miles



Shops

Co-op Food
1.9 miles



Trains

Billingshurst
6.7 miles



Airport

Gatwick
19.6 miles



Roads

M23
14.8 miles



Sport & Leisure

Billingshurst Leisure Centre
6.6 miles



Rental Income

£2,500 pcm



Schools

Rudgwick Primary
The Weald
Pennthorpe



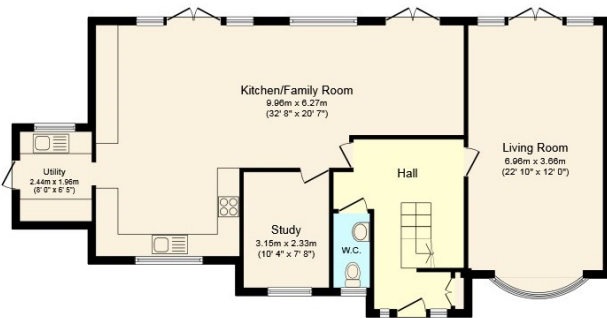
Broadband

Up to 16-20 Mbps



Council Tax

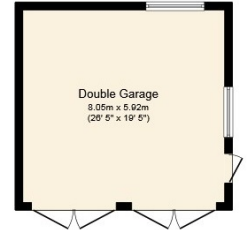
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Ground Floor

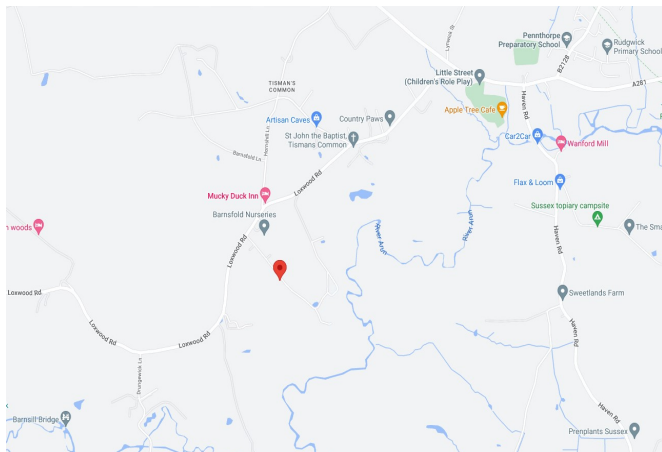


First Floor



Garage

Map Location



Total Approximate Floor Area
2,315 sq ft / 215 sq m

EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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