



**Church Cottages High Street, Rusper**  
Guide Price £635,000 - £675,000

# Church Cottages High Street Rusper

Rusper, Horsham

This beautifully presented and and stylishly designed period home has a superb selection of living and bedroom space arranged over three floors.

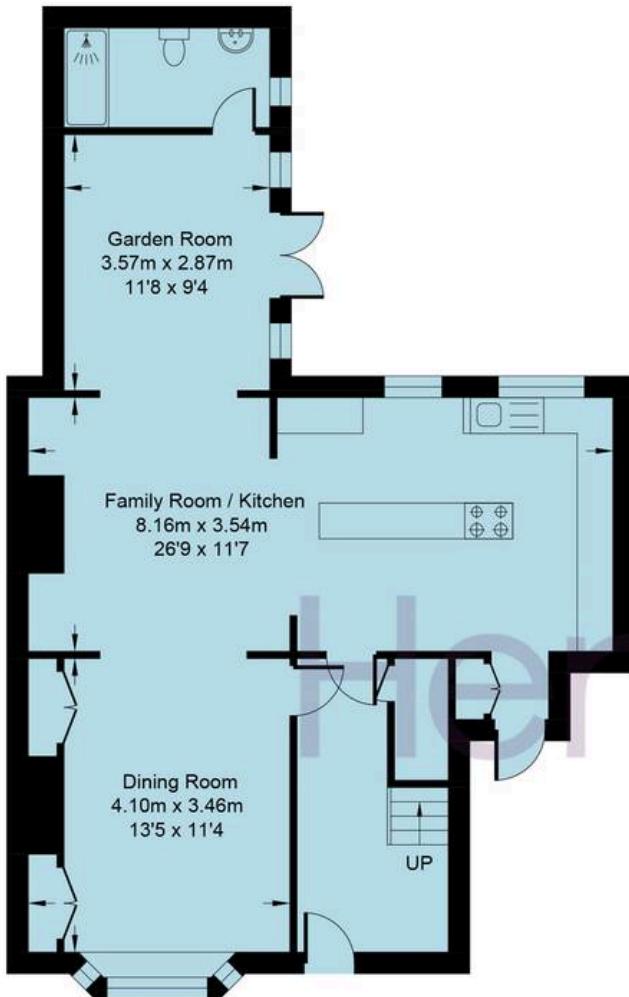
To the ground floor; a generously proportioned reception hallway welcomes you and leads through to the kitchen/family/dining space. The kitchen is of a high specification and features bespoke cabinetry complimented with granite work surfaces running through. Equipment also includes a induction hob, integrated oven, an integrated dishwasher, washing machine and fridge, there is also a part vaulted ceiling with skylight windows providing a light and airy feel. The living space continues with a fabulous garden room which has bifold doors and a orangey style sky lantern. To complete the ground floor is a luxury downstairs shower room with a large walk-in shower, a low WC and a decorative porcelain wash hand basin.

To the first floor, the main bedroom enjoys an aspect to the rear of the property and is located adjacent to the family bathroom which has been superbly finished to a modern and contemporary style. The bathroom features are large stand alone bath complimented with a wash hand basin, low level WC and generously proportioned walk in shower.

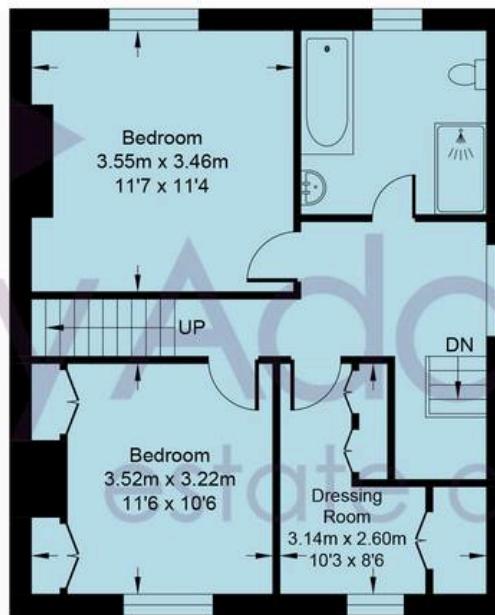
A further double bedroom joins an aspect of the front of the property and has fitted cupboard space. To complete the first floor is a 4th Bedroom/ Dressing Room with integrated wardrobe space.



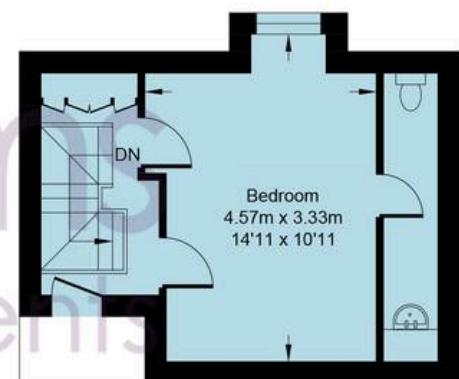




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

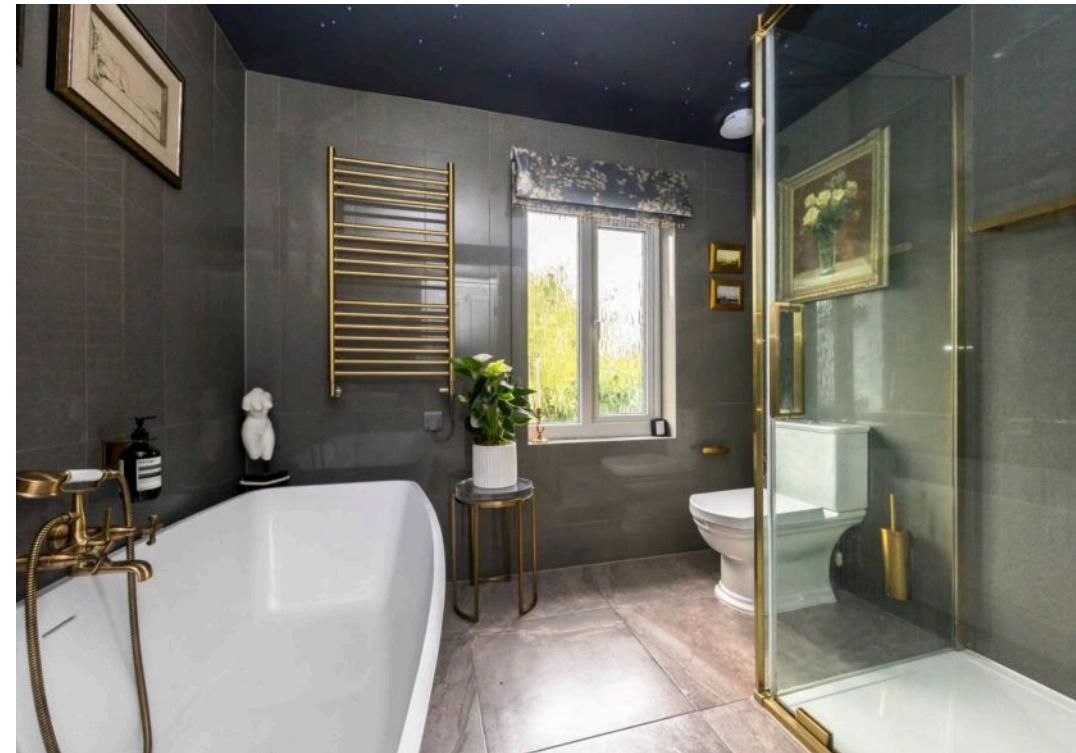


## High Street

Approximate Area = 1567 sq ft / 145.6 sq m

Total = 1567 sq ft / 145.6 sq m

For identification only - not to scale



The rear garden is a real feature and has a block paved terrace area which is ideal for relaxation and alfresco dining the summer months, from here you can enjoy the seclusion provided by the superb selection of exotic shrubs and plants in the rear garden and the backdrop of Rupser Church. There is a lawn area that is flanked with borders that are well stocked with plants and shrubs that are fed via an irrigation system - ideal for frequent travellers. At the rear of the property is also the residents allocated parking for one car. Further parking and visitors parking is available to the front of the property.

The Property is situated in the heart of Rupser Village offering access to the nearby Sussex countryside. The location is also ideal for access to nearby Horsham town centre with its local amenities and mainline train stations, a selection of well regarded local pubs and restaurants, and the nearby schools.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F







## Henry Adams – Horsham

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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.