



Croft Garden, Horsham Road, Ruster, RH12 4PR

Guide Price **£1,000,000 - £1,000,000**



A substantial and highly versatile 5 double bedroom, 4 reception room, 4 bath/shower room detached house of 3,373 sq ft, originally built in the 1930s and massively enlarged with utility, loft room, large driveway, 32'1 x 9'6 garage and occupying a private 0.39 acre south east facing plot.

The property is situated in this popular village, close to excellent schools, major transport links and beautiful country walks.

The accommodation comprises: spacious entrance hallway with 3 storage cupboards, bathroom, shower room and great sized sitting room with wood burner and double doors onto the garden.

A study and separate office with door to the front of the property offer an opportunity to create a self contained annex or work space if required.

A pair of doors off the hallway lead into the formal dining room with access into the utility room and kitchen.

The kitchen/breakfast room is fitted with an attractive range of units with some integrated appliances and door to side.

On the first floor there is a loft room with pull down ladder which could be fully converted into a large double bedroom.

The principal bedroom is equipped with an en suite bath/shower room. There is a double sized guest bedroom with en suite shower room, 3 further well proportioned double bedrooms and family bath/shower room.

A large driveway provides parking for at least 10 vehicles, leading to the 32'1 x 9'6 garage with power and attached covered area which leads into the house and garden.

The part walled 0.39 acre south east facing garden offers an excellent degree of privacy and is ideal for entertaining. The 107' wide by 74' rear garden is predominantly lawned with well established borders, substantial paved patio and 2 outbuildings.

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Council Tax band: G

Tenure: Freehold

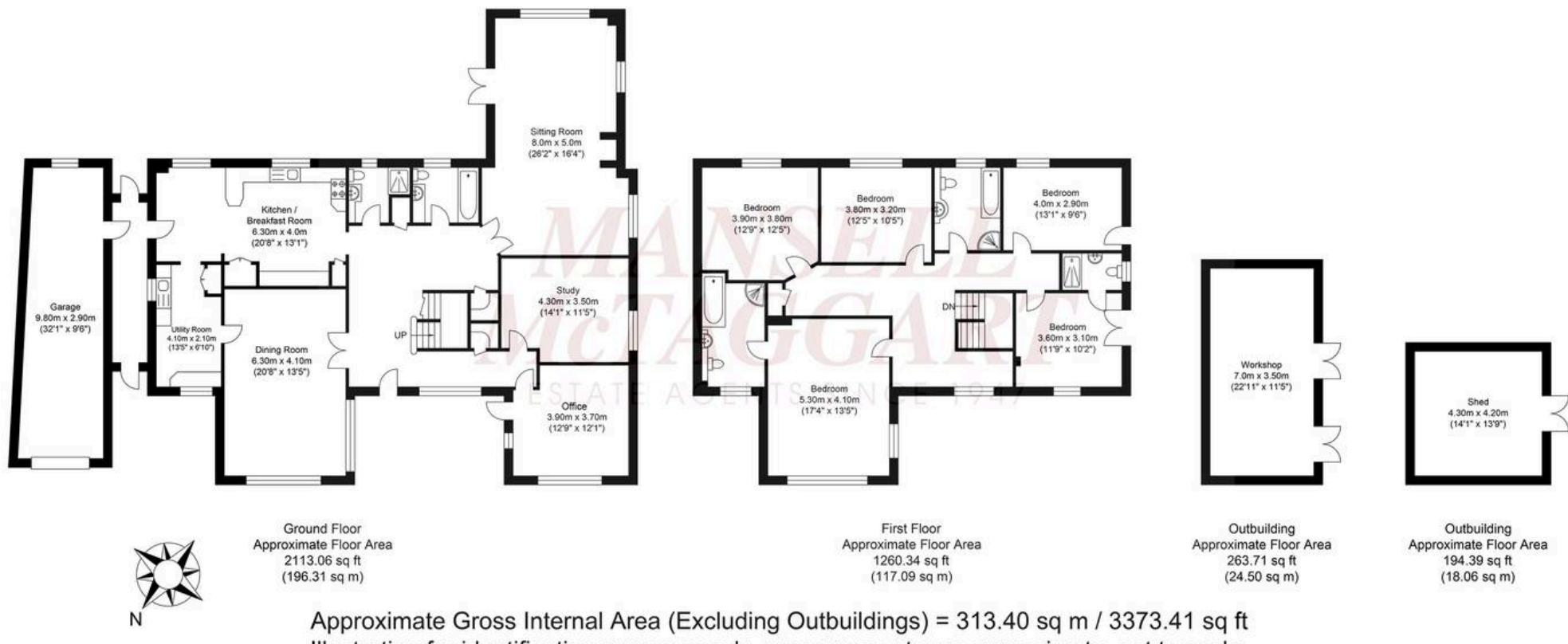
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 5 well proportioned double bedrooms
- 4 reception rooms
- Spacious and flexible detached house of 3,373 sq ft
- Driveway for at least 10 vehicles
- 32'1 x 9'6 garage with power and 2 outbuildings
- 4 bath/shower rooms (2 en suites)
- 0.39 acre south east facing part walled garden
- Close to schools, transport links, shops and country walks







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