



6 Summerfold, Rudgwick RH12 3BY

Offers in Region of £600,000



**ROGER COUPE**  
*your local property experts*

  
ESTATE AGENT  
Est. 1991





## 6 Summerfold, Rudgwick

Freehold / EPC: D / Council Tax Band E

- Three Bedroom Semi Detached House
- Garage
- Parking for Two Cars
- Two Bathrooms
- Kitchen/Breakfast Room
- Two Reception Rooms
- Private Rear Garden
- Views Over Meadow
- Quiet Location

Set in this highly sought-after Berkely Homes 2002 development, this beautifully presented three-bedroom semi-detached house offers an exceptional opportunity for contemporary, turn-key living.

To the rear of the development is a gate to a field which has sweeping views of the South Downs, and small playground, and there are numerous woodland walks from here around Rudgwick village, which has a Coop supermarket and GP surgery, and also gives access to the Downslink which used to be an old railway line, but is now a walking and cycle path leading towards Cranleigh, and south to Shoreham-by-sea. Other local amenities include the Milk Churn coffee shop serving local Sussex Charmer cheese-on-toast, and the award winning Firebird craft brewery which has its own boutique-style bar, and runs events with live music, pop-up food stalls and shows events such as the Six Nations rugby matches.





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This superb house has a spacious and light feel, and boasts generous living accommodation with a kitchen/breakfast room, separate dining room/office/snug and a bright full-width reception room to the rear with french-style doors accessing the rear garden. The welcoming 'L' shaped entrance hallway gives a sense of space and there is a large ground floor WC which has potential to become a shower or utility room.

The first floor comprises an impressive primary bedroom with two sets of built-in cupboards and a large ensuite bathroom with bath and separate shower with Aqualisa thermostatic shower. This bedroom has lovely views over the rear meadow and towards the South Downs beyond. There are two further good-sized bedrooms and a family bathroom, also with Aqualisa thermostatic shower over bath. The spacious landing has loft access via a loft ladder.

The outside space is equally impressive, with a private rear garden that is perfect for relaxing, entertaining, or enjoying al fresco dining. The garden is mainly laid to lawn with a good-sized patio area with ample space for outdoor seating, offering a safe and secure environment for children and pets to play. Mature planting and fencing provide excellent privacy, while the garden's south-facing orientation ensures plenty of sunshine throughout the day. The front of the house features driveway parking and a further parking spot providing parking in total for two cars, in addition to the garage.

**Special Note:** We are obliged to inform you that this property is owned by an employee of the company.

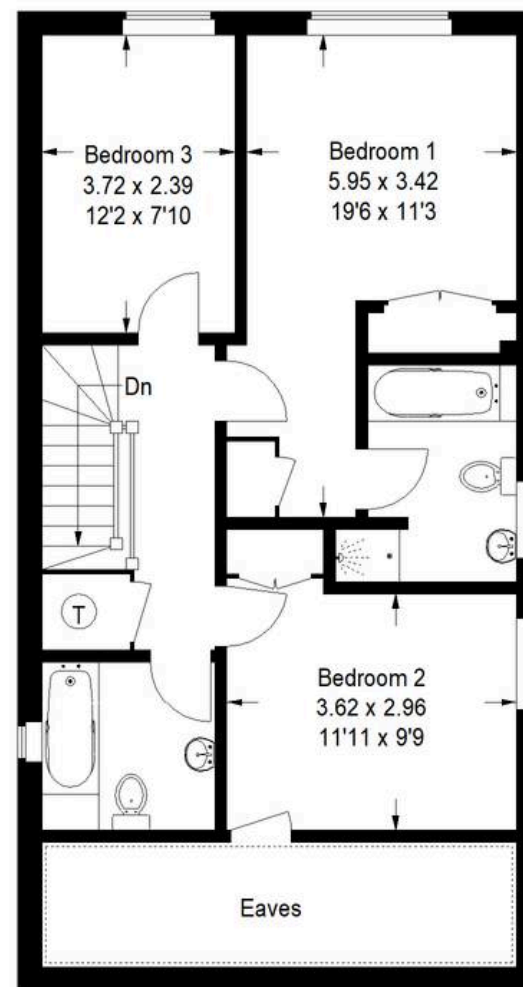
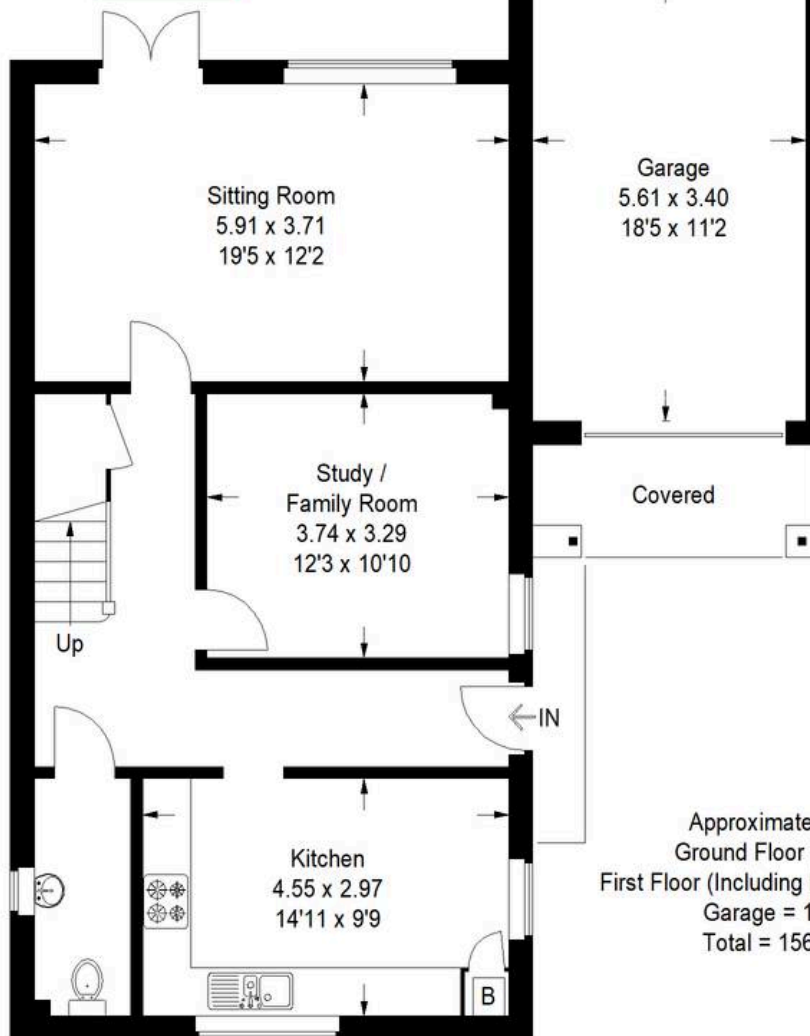








# Summerfold, Rudgwick



Approximate Gross Internal Area  
 Ground Floor = 68.9 sq m / 742 sq ft  
 First Floor (Including Eaves) = 68.4 sq m / 736 sq ft  
 Garage = 19.2 sq m / 207 sq ft  
 Total = 156.5 sq m / 1685 sq ft

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





## Roger Coupe Estate Agent

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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.