



# Boreham House, Church Street, Rudgwick

Guide Price £1,445,000



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

ESTATE AGENT  
Est. 1991





## Boreham House

Church Street, Rudgwick

- Attractive family home in elevated position
- Generous plot - approx 1.25 acres
- No onward chain
- Three reception rooms
- Four double bedrooms
- Two bath/shower rooms
- Investment potential - Planning history with consent to create two further dwellings
- Garage and workshop - Planning permission granted for additional double garage

Situated in an enviable elevated position and set within a generous plot of approximately 1.25 acres, this impressive four-bedroom detached house presents a rare opportunity for discerning buyers seeking a substantial family home with significant investment potential. Offered with no onward chain, the property is thoughtfully arranged to provide versatile and spacious living accommodation, ideally suited for modern family life. The welcoming entrance hall leads to three well-proportioned reception rooms, each bathed in natural light and offering flexible spaces for formal entertaining, relaxed family gatherings, or a dedicated home office. The kitchen is designed with both style and functionality in mind, featuring ample cabinetry and worktop space, with scope for further enhancement to suit individual tastes.





# Boreham House, Church Street

## Rudgwick

Upstairs, four generously sized double bedrooms offer peaceful retreats, each benefitting from pleasant views across the grounds, while two well-appointed bath and shower rooms ensure comfort and convenience for the whole family. The home's traditional character is complemented by tasteful decor throughout, creating a harmonious blend of classic charm and contemporary comfort. Notably, the property boasts a planning history with consent to create two further dwellings (planning reference available on request), making this an outstanding opportunity for investors or those seeking multi-generational living.

The outside space is truly exceptional, providing a tranquil haven for outdoor living and recreation. The expansive gardens are predominantly laid to lawn, interspersed with mature trees and established borders, offering a picturesque backdrop for summer entertaining or peaceful relaxation. A sweeping driveway provides ample off-road parking and leads to a garage, in addition there is a large workshop and planning permission is granted to erect a further double garage making this ideal for car enthusiasts or those in need of additional storage or hobby space. The grounds offer immense potential for landscaping or further development, subject to the necessary consents, and provide a safe and private environment for children and pets to explore.





# Boreham House, Church Street

Rudgwick

With open countryside views and a sense of seclusion rarely found so close to local amenities, this property is a perfect blend of rural tranquillity and convenient access. Whether you are seeking a forever family home or a lucrative investment opportunity, this outstanding residence invites you to experience a lifestyle defined by space, privacy, and endless possibilities.

Rudgwick is a popular West Sussex village on the border with Surrey. Local amenities include a Co-op store, and post office, doctor/dental surgeries hairdressers and chemist. The village has a primary school and Pennthorpe Preparatory as well as a wider choice of good state and private schools within easy reach. There is beautiful countryside all around with the Downs Link footpath and bridleway providing super walks and cycle routes. The award-winning Firebird craft brewery and The Milk Churn café are super venues to stop off. The large and vibrant village of Cranleigh is just 5 miles away for an excellent range of shops, restaurants and leisure facilities. Further services including mainline trains to London are available in nearby Horsham (6 miles) or Guildford (12 miles).

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C






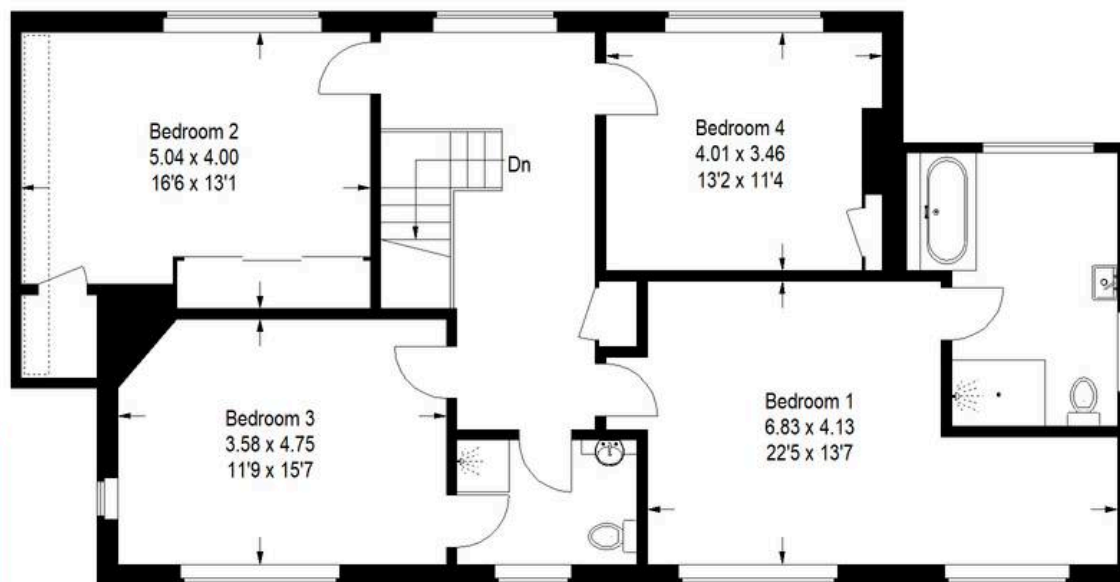


# Church Street, Rudgwick

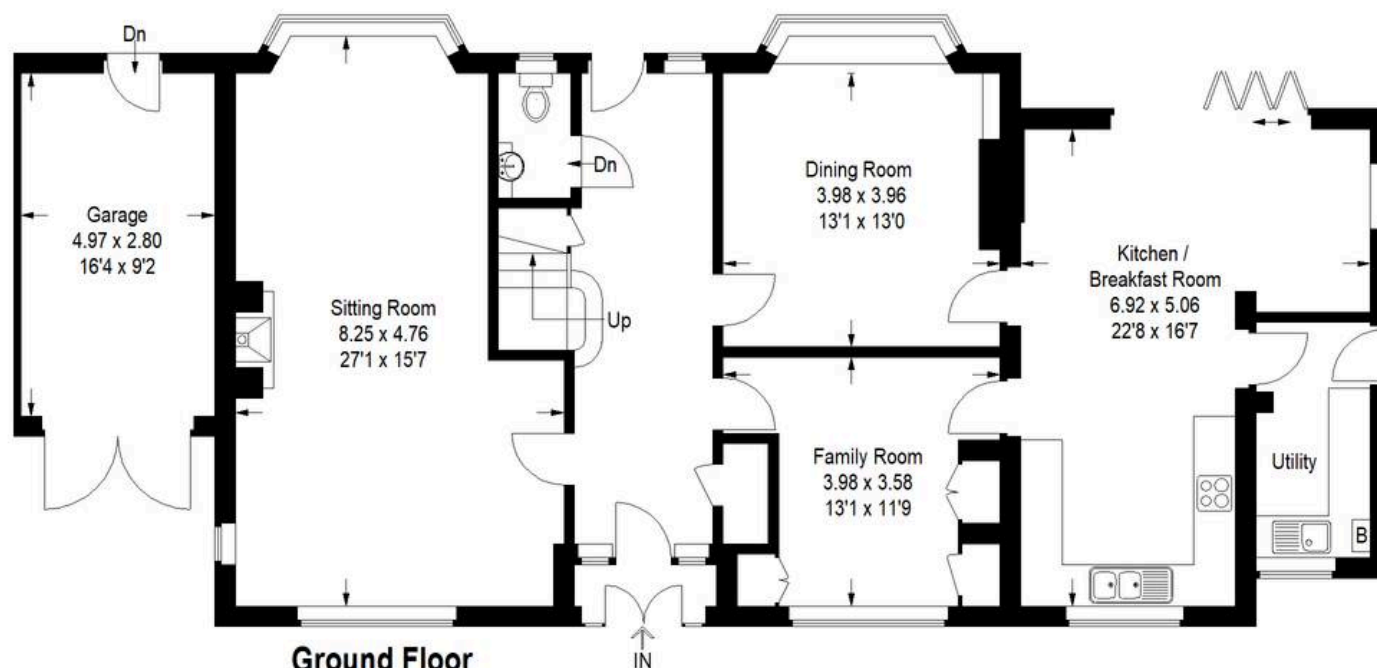
Approximate Gross Internal Area  
 Ground Floor = 124.6 sq m / 1341 sq ft  
 First Floor = 112.3 sq m / 1209 sq ft  
 Garage = 14.5 sq m / 156 sq ft  
 Workshop / Garden Store = 19.1 sq m / 205 sq ft  
 Total = 270.5 sq m / 2911 sq ft



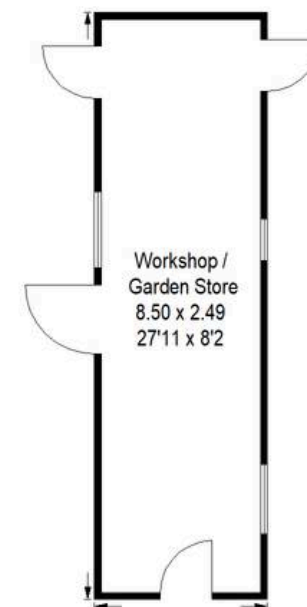
 = Reduced headroom  
 below 1.5 m / 5'0"



**First Floor**



**Ground Floor**



(Not in position)

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.









## 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.