Axel Cottage, Rudgwick, RH12 3BS

£1,225,000

ROGER COUPE
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Est.1991

Axel Cottage Loxwood Road

Rudgwick

- Individual, character family home
- Four bedrooms
- Two bathrooms
- Two reception rooms
- 1.3 acres of grounds
- Stunning southerly rural aspects over farmland
- Double garage
- No onward chain

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 F

Axel Cottage Loxwood Road

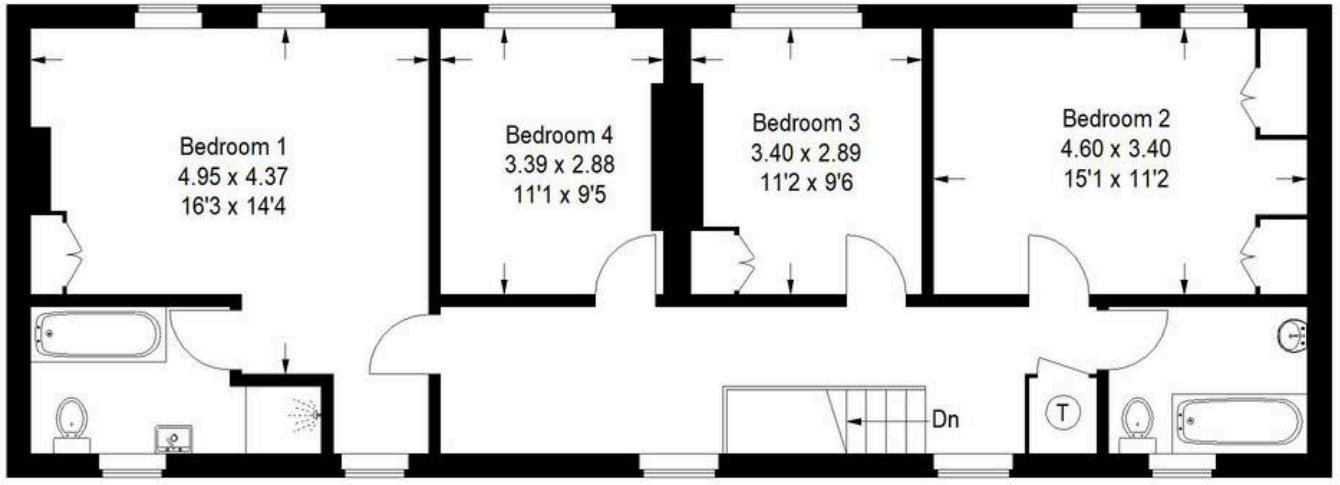
Rudgwick, Horsham

A unique opportunity to purchase a charming, individual detached character home situated in grounds of approximately 1.3 acres, in this sought after semi rural location.

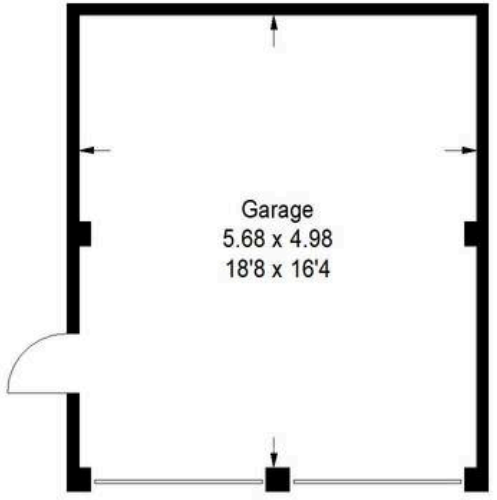
The property is approached via a sweeping driveway and is centrally located within its plot, with far reaching views over farmland to the rear. The accommodation is arranged over two floors having a welcoming reception hall, sitting room with open fireplace, dining room, kitchen/breakfast room with AGA, utility room and cloakroom completing the ground floor. Stairs rise to the first floor where there are four bedrooms, three of which have fitted wardrobe cupboards and the principal bedroom has an ensuite bathroom and a family bathroom completes the first floor.

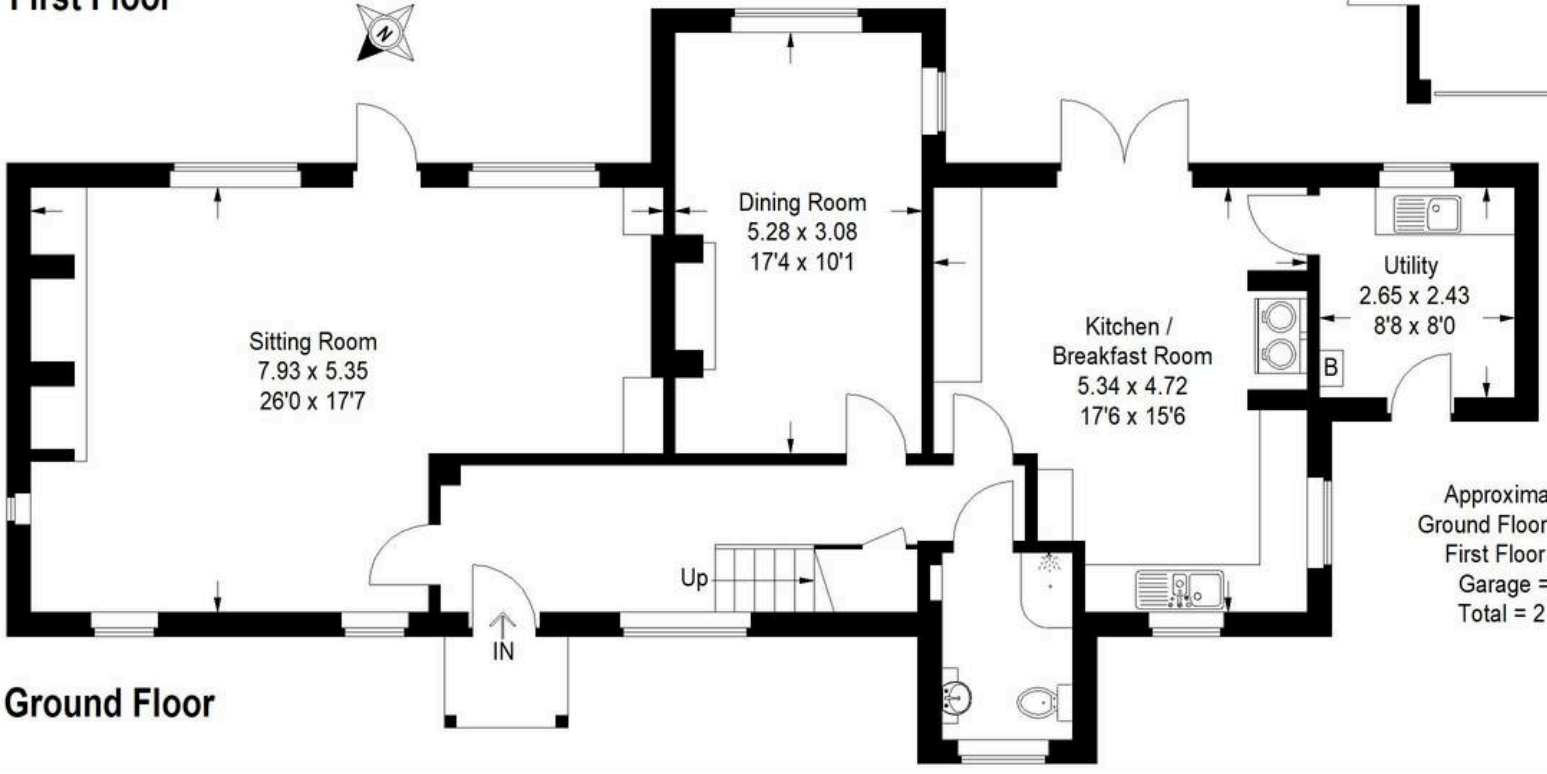
Outside, there is a detached double garage and plenty of driveway parking with gardens located to the front, side and rear of the property with areas of orchard/paddock, formal areas of lawn with well stocked flower and shrub borders in and around, all enjoying bright and sunny southerly farmland views. The property is presented in good order, however offers great scope to further enlarge subject to the usual planning consents. Properties in this location are rarely available and therefore we highly recommend an early visit to fully appreciate the accommodation and location on offer and the property is offered for sale with no onward chain.

Loxwood Road, Rudgwick



First Floor





Ground Floor

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.

Approximate Gross Internal Area
Ground Floor = 102.3 sq m / 1101 sq ft
First Floor = 85.9 sq m / 925 sq ft
Garage = 28.5 sq m / 307 sq ft
Total = 216.7 sq m / 2333 sq ft

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.