



Corner Cottage Furzen Lane, Rudgwick
£785,000



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Est. 1991



Corner Cottage Furzen Lane

Rudgwick, Horsham

Ellens Green is a hamlet situated almost midway between Cranleigh, Rudgwick and Ewhurst villages. There is a village hall with playground nearby and local pubs include the highly regarded Chequers at nearby Rowhook and The Kings Head and The Fox in Rudgwick village which is approximately 2 miles distant. Rudgwick offers local and private schooling, doctors and dentist surgery and everyday local Co-op store/post office. Rudgwick is situated approximately 12 miles south of Guildford and 8 miles from Horsham both having a comprehensive range of shopping and leisure facilities and mainline stations to London. Nearby Cranleigh also offers a wide range of shops and a leisure centre.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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Rudgwick

A beautifully presented detached character cottage situated on a good sized garden plot on the semi-rural edge of the village. The accommodation is arranged over two floors, having a beautiful sitting room with inglenook fireplace leading into a dining room, with aspects over the garden and a well appointed kitchen/breakfast room with extensive work surfaces, plenty of storage cupboards, range cooker and oven, dishwasher and integrated fridge freezer. Completing the ground floor is a cloakroom and utility room. Stairs rise to the first floor where there is a principal bedroom suite with fitted wardrobe cupboards and ensuite bathroom, two further double bedrooms and a family bathroom. Outside, the property has an extensive driveway, leading to a detached double garage with car port and good sized lawns with neatly maintained flower and shrub borders around. We highly recommend a visit to this beautifully presented home to fully appreciate the accommodation on offer.






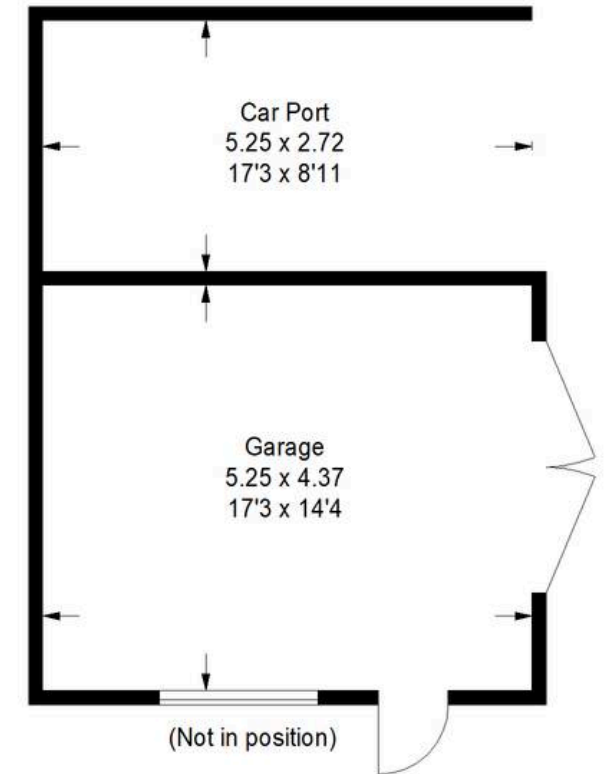
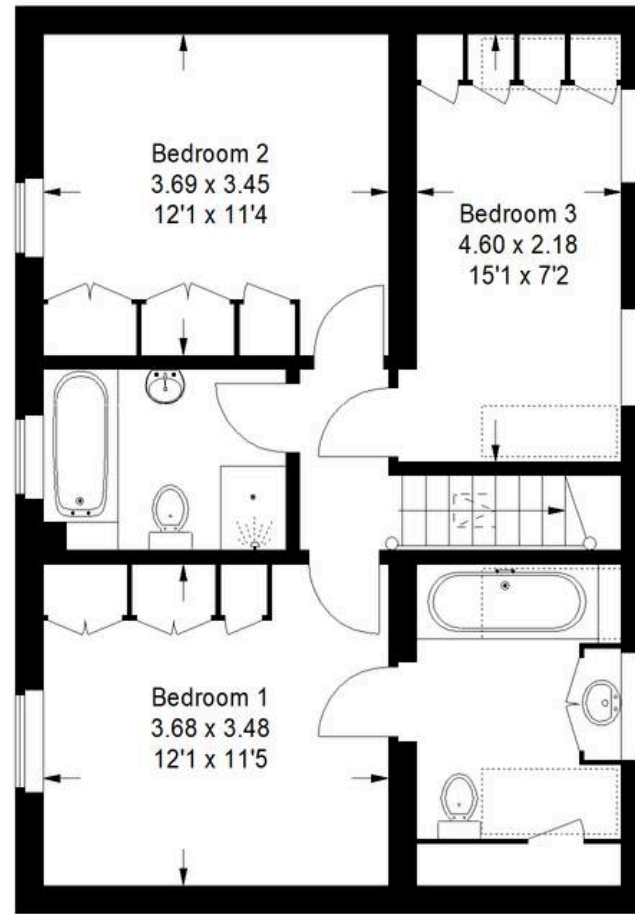


Ellens Green



Approximate Gross Internal Area
Ground Floor = 65.2 sq m / 702 sq ft
First Floor = 56.7 sq m / 610 sq ft
Garage / Garden Store = 28.8 sq m / 310 sq ft
Total = 150.7 sq m / 1622 sq ft
(Excluding Car Port)

 = Reduced headroom below 1.5 m / 5'0"





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.