



**33 Pondfield Road,
Rudgwick, RH12 3EN
Asking Price: £725,000 Freehold**

ROGER COUPE
your local property experts



*** Attractive four bedroom family house * Pretty flint and brick elevations ***
*** Three reception rooms * Kitchen/breakfast room * Principal bedroom with en suite bathroom ***
*** Detached double garage * Gas fired heating * Elevated sun terrace * EPC Rating: C ***

An attractive four bedroom detached home built by Charles Church Homes with pretty brick and flint elevations situated in this popular location close to the Village centre. On entering the property you have a welcoming reception hall, double aspect sitting room with doors to the garden, dining room, fitted kitchen/breakfast room, utility room, study and cloakroom on the ground floor. On the first floor, there are four bedrooms with the principal bedroom having an en suite bathroom and fitted wardrobe cupboards, three further bedrooms and a family bathroom. Outside, a tarmac driveway leads to a detached double garage and has side access to the rear garden which has a paved patio with adjoining rockery area, lawns and a further elevated sun terrace at the top of the garden which enjoys south and westerly aspects back towards the property.

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. 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).

~ Accommodation ~

Ground Floor: ~ Entrance Hall: ~ Sitting Room: 21' 8" x 11' 10" (6.60m x 3.60m) ~ Dining Room: 11' 7" x 10' 0" (3.53m x 3.05m)
Kitchen/Breakfast Room: 16' 2" x 11' 10" (4.93m x 3.61m) ~ Study: 9' 3" x 7' 9" (2.83m x 2.35m) ~ Utility

First Floor: ~ Bedroom One: 13' 4" x 12' 0" (4.07m x 3.65m) ~ En suite: ~ Bedroom Two: 12' 6" x 11' 2" (3.82m x 3.40m)
Bedroom Three: 11' 2" x 8' 10" (3.40m x 2.70m) ~ Bedroom Four: 12' 0" x 8' 0" (3.65m x 2.43m) ~ Bathroom

Outside: ~ Garage: 19' 0" x 16' 6" (5.78m x 5.04m) ~ Services

Directions:

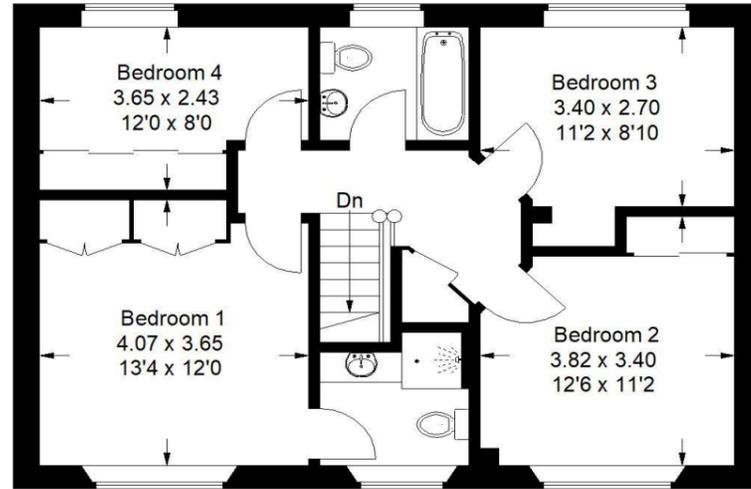
From our office turn left into the High Street and proceed to the second mini roundabout. Continue straight over into the Horsham Road and follow the road to Rudgwick, approximately five miles. On entering Rudgwick, passing the Kings Head Public House on the left, proceed down Church Street and at the mini roundabout, turn left into Kilnfield Road. Turn left at the bottom of the hill into Pondfield Road, follow the road round to the right and the property will be found on the left hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

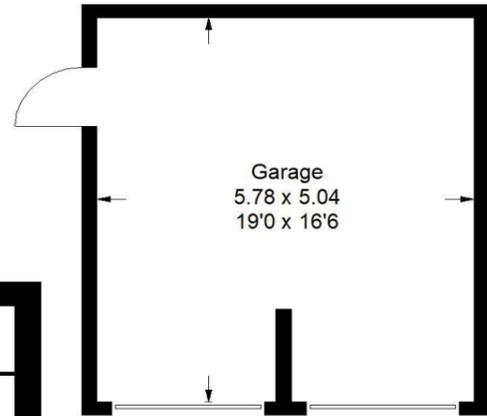
Local Authority: Horsham District Council. Tax Band: G

Pondfield Road, Rudgwick

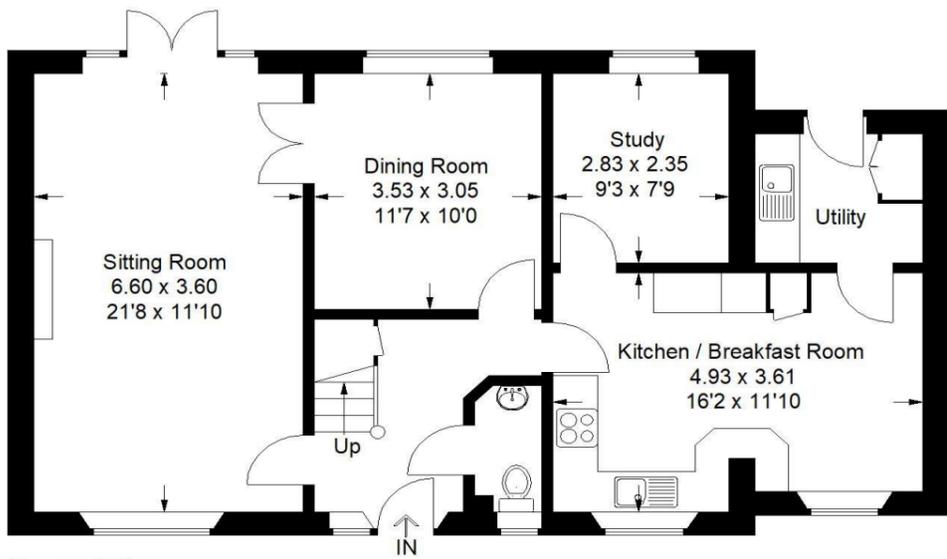
Approximate Gross Internal Area
 Ground Floor = 76.5 sq m / 823 sq ft
 First Floor = 61.4 sq m / 661 sq ft
 Garage = 29.3 sq m / 315 sq ft
 Total = 167.2 sq m / 1799 sq ft



First 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.



Ground Floor





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com