



Strudwick Cottage

Guildford Road, Rudgwick, Horsham, West Sussex, RH12 3JD

Batcheller
Monkhouse

Our Corner of England

STRUDWICK COTTAGE

Situated at the end of a small private lane this substantial single storey home has planning permission for a first floor 900 sq.ft. extension, including a double carport and superb equestrian facilities comprising 40m sand school, 6 stables, 2 tack rooms, hay barn, large shed, outside WC, log store and office, all situated on approximately 4.7 acres with direct access to hacking and near the popular village of Rudgwick.

Ground Floor

- Entrance Hall
- Kitchen
- Utility Room
- Reception/Dining Room
- Principal Bedroom with En-suite Shower Room
- 2 Further Bedrooms
- Family Bathroom

Outside

- Driveway and Double Carport
- Sand School
- 6 Stables and 2 Tack Rooms
- Hay Barn and Home Office
- Large Storage Shed
- Summer House and Garden Shed
- Approximately 4.7 Acres (1.91 hectares)



DESCRIPTION

Strudwick Cottage is a well presented and spacious bungalow within landscaped gardens and ample driveway parking leading to a detached double carport. Beyond the house there are 3 paddocks, a sand school, barn, stables, tack rooms and storage shed, all on a plot of approximately 4.7 acres (1.91 hectares). The property has also been recently granted planning permission to extend on the first floor to create a further 900 sq.ft. of accommodation if required.

Main features include:

- **Dual Aspect Double Reception Room** with engineered oak flooring and comprising separate dining and sitting area with wood burning stove to the corner, French doors to the garden and windows to the side.
- **Generous Kitchen/breakfast Room** with underfloor heating and an extensive range of fitted units with integral Bosch dishwasher and space for oven, fridge/freezer, and breakfast table and chairs.
- **Modern Utility Room** with further units, space for washer/dryer and dog shower with glazed doors to rear and side.
- **Large Principal Bedroom** with wall of fitted wardrobes and modern **En-Suite Shower Room**
- **2 Further Double Bedrooms**
- **Modern Family Bathroom** with underfloor heating.
- **40m x 20m Sand School**
- **Outbuildings** comprising **6 Stables, 2 Tack Rooms, Hay Barn, Home Office, Large Storage Shed, Summer House, Outside WC, Log Store and Garden Shed**

OUTSIDE

The gateway leads onto the large, gravelled driveway with ample parking for numerous vehicles and leading to the recently constructed carport. To the front and side are landscaped gardens with timber summer house. To the rear is a further garden area leading to the Home Office with power and light with gardener's WC behind. Further gated access leads to the paddocks, barn, stables and sand school and the property borders the Downs Link providing direct access to the Downs Link bridleway.



AMENITIES

Local: Rudgwick village is less than a mile away with a Co-op, dentist, doctors surgery, hairdressers, pharmacy, primary school, and Pennthorpe private school.

Towns: Cranleigh (5 miles), Horsham (5 miles), Guildford (13 miles), London (45 miles).

Transport: Horsham station (5 miles) with mainline station to London Victoria. A24 and A23 to London, Gatwick Airport and the national motorway network.

Schools: Schools include Rudgwick Primary School, Pennthorpe School, The Weald secondary school, Christ Hospital School.

Leisure: South Downs National Park, cross county schooling course at Coombelands Equestrian at Pulborough, horse racing at Goodwood and Fontwell, polo at Cowdray and Knepp Castle, golf at The West Sussex course at Pulborough, the Festival of Speed at Goodwood, theatres at Horsham, Guildford and Chichester.



DIRECTIONS

From the A24 west of Horsham, take the A264 and then the A281 towards Rudgwick and Guildford. After just over 4 miles, having passed the A29 junctions both to the north and south, turn right into the lane signposted Upper Swaynes Barn and then take the right fork and Strudwick Cottage can be found on the left hand side.

What3words: ///shirt.botanists.stones

ADDITIONAL INFORMATION

Local Authority: Horsham District Council, Parkside, Chart Way, Horsham RH12 1RL. Telephone 01403 215100. Website: www.horsham.gov.uk

Services (not checked or tested): Mains water, mains electricity, oil-fired central heating and private shared drainage.

Links: www.environment-agency.gov.uk, www.nationalhighways.co.uk
www.caa.co.uk, www.landregistry.gov.uk

Tenure: Freehold. Land Registry Title Number WSX162060.

EPC: EPC rating D

Council Tax: Band G

RA/14/02/2023



GUIDE PRICE £1,250,000

Viewings

For an appointment to view please contact our Pulborough Office.
Telephone 01798 872081



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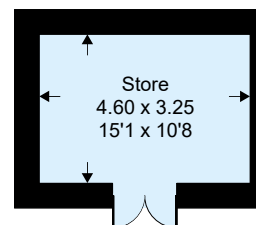
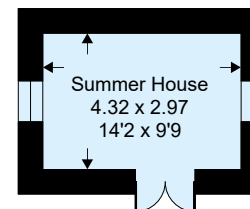
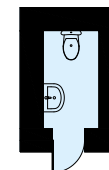
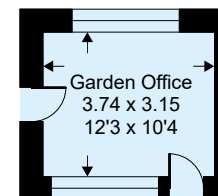
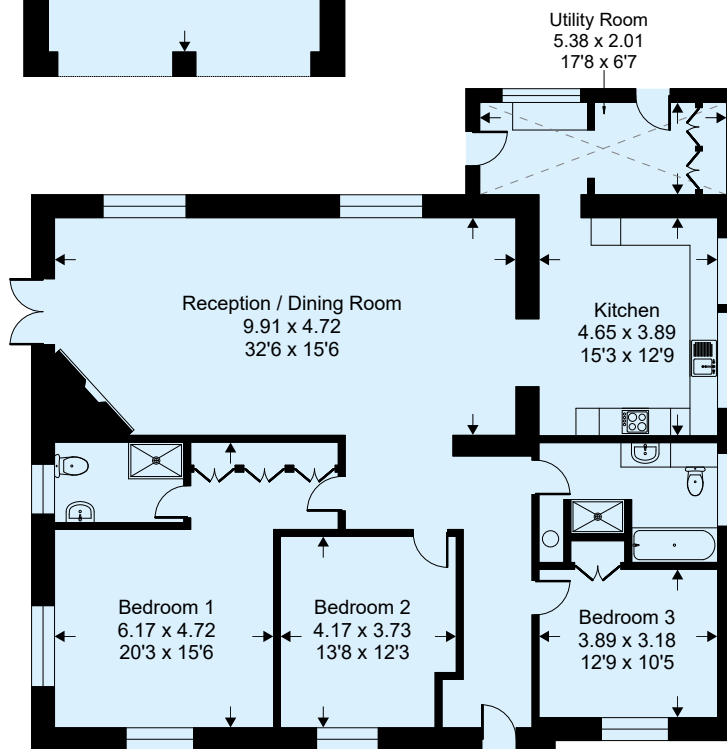
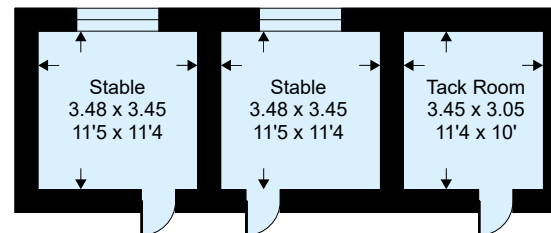
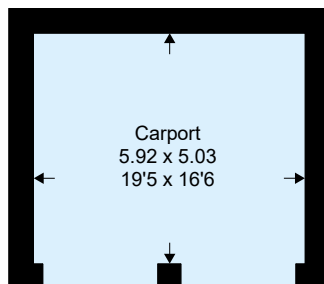
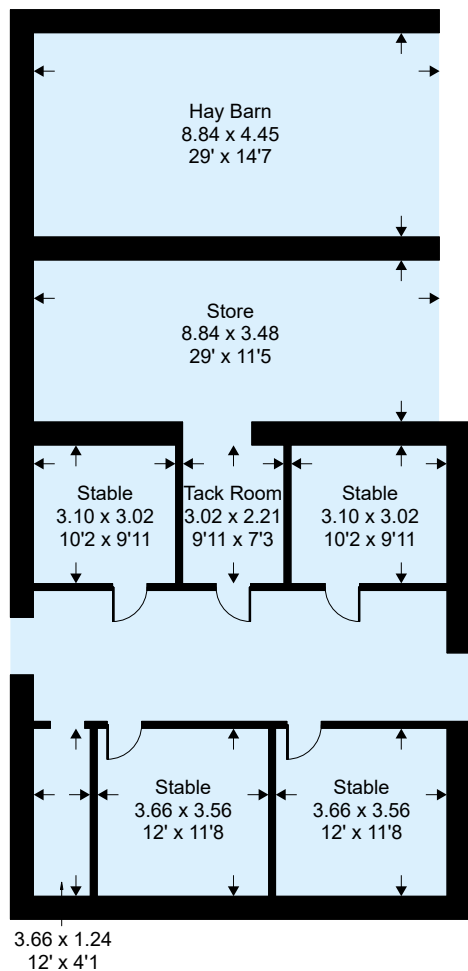
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Guildford Road, RH12

Approximate Gross Internal Area = 173 sq m / 1861 sq ft
 Approximate Outbuildings Internal Area = 248 sq m / 2670 sq ft
 Approximate Total Internal Area = 421 sq m / 4531 sq ft



Ground Floor



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for

NOTE:

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4. A detailed survey has not been carried out, nor have any services, appliances or specific fittings been tested;

5. All measurements and distances are approximate;

6. We strongly advise that a prospective purchaser should contact the agent to check any information which is of particular importance, particularly for anyone who will be travelling some distance to view the property;

7. Where there is reference to planning permission or potential, such information is given in good faith. Purchasers should make their own enquiries of the relevant authority;

8. Any fixtures & fittings not mentioned in the sales particulars are excluded from the sale, but various items may be available, subject to separate negotiation.

9. Purchasers please note that in order to assist with your property purchase, we are able to refer you to a mortgage lender/broker. In these instances and if a mortgage is secured we may earn a referral fee. These fees vary in each case and purchasers will be informed if we receive a fee and the amount once this information is known. This service is of course not obligatory and you are free to use a mortgage provider of your choice.

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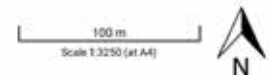


Strudwick Cottage, Guildford Road,
Rudgwick, Horsham, West Sussex



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