



**Haven Road
Rudgwick, RH12 3JH**

£550,000

**01403 272022
brocktaylor.co.uk**

**Residential sales, lettings,
land and new homes.**

Haven Road, Rudgwick, RH12 3JH



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LOCATION

Hazeldene is peacefully positioned on the edge of Rudgwick, a highly sought-after West Sussex village surrounded by glorious countryside. The property sits on a quiet, private stretch of Naldretts Lane with no through traffic, offering a sense of seclusion while remaining close to village life. Rudgwick provides excellent local amenities, including a popular pub, convenience stores, a café, primary school, and a medical centre. For commuters, Horsham and Guildford are within easy reach by road, while nearby train stations offer swift connections to London. The surrounding area is perfect for walking, cycling, and embracing a relaxed rural lifestyle.

PROPERTY

Tenure: Freehold

This characterful three-bedroom semi-detached cottage beautifully blends period charm with modern comfort. Lovingly maintained by the current owners, the home retains original features including a striking fireplace and stunning hardwood flooring throughout. The spacious living room offers a welcoming retreat, complete with an open fire - perfect for cosy evenings in. Adjacent is a well-appointed kitchen, thoughtfully designed with ample worktop space,

floor and wall-mounted units, and plenty of room for a family dining table. The ground floor also benefits from a separate utility room and a newly renovated, contemporary shower room also featuring a free-standing bath. Upstairs, you'll find three generously sized bedrooms, two of which are doubles. The master bedroom boasts a feature fireplace and generous wardrobe space. With its warm, inviting atmosphere and harmonious blend of traditional character and modern upgrades, this delightful cottage is perfect for families or those seeking a peaceful village lifestyle.

OUTSIDE

The property boasts a generously sized, east-facing garden that enjoys the morning sun-perfect for early risers and garden enthusiasts. A large expanse of well-maintained lawn offers plenty of space for outdoor activities, relaxation, or family gatherings. Adjacent to the lawn is a paved patio area, ideal for alfresco dining or entertaining. For added convenience, there is driveway parking available at both the rear end of the garden and at the front of the property, ensuring easy access from multiple points.





Buses

10 minute walk



Shops

Co-op Food
0.9 miles



Trains

Billingshurst – 5.2 miles
Christ's Hospital – 7.1 miles



Airport

Gatwick
21.5 miles



Roads

M23
14.3 miles



Sport & Leisure

Slinfold Golf & Country Club
4 miles
Billingshurst Leisure Centre
5.1 miles



Rental Income

£1,950 pcm



Schools

Rudgwick Primary
The Weald



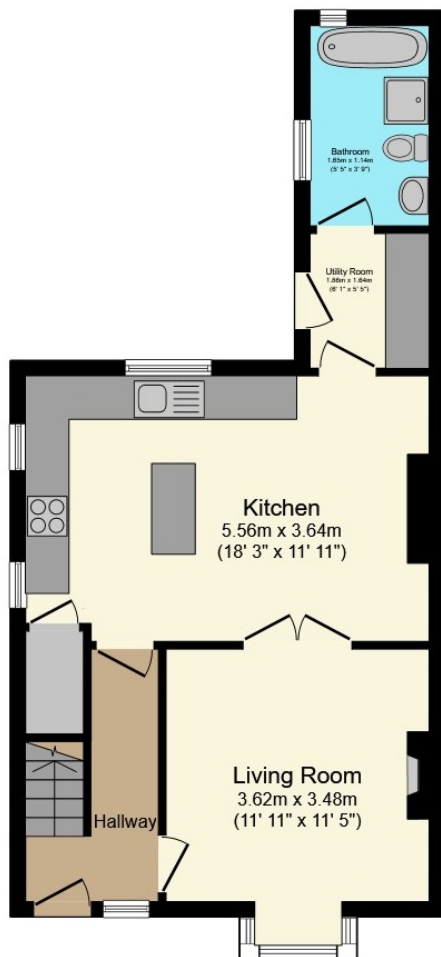
Broadband

Up to tbc Mbps

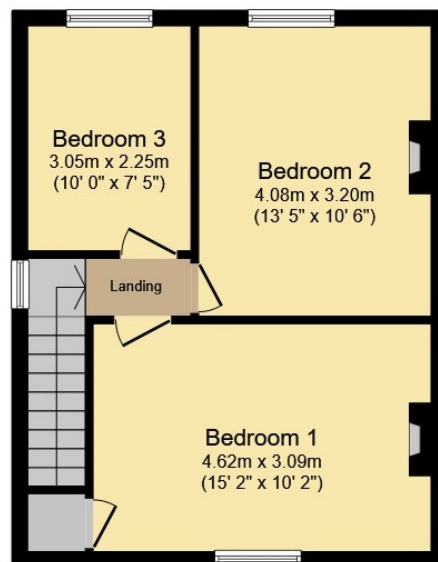


Council Tax

Band D

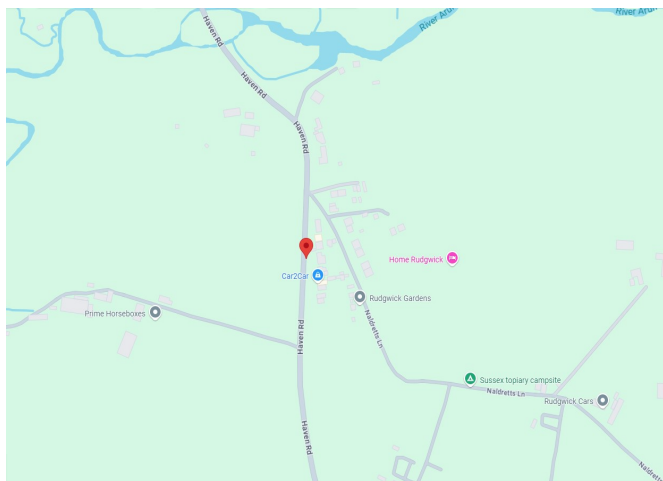


Ground Floor



First Floor

Map Location



Total Approximate Floor Area

958 sq.ft. / 89.0 sq.m.

EPC Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements by appointment through Brock Taylor

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Brock Taylor Disclaimer: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing this property.

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