



**Loxwood Road,
Rudgwick, RH12 3JW**

**Guide Price
£950,000**

**01403 272022
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**Residential sales, lettings,
land and new homes.**





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THE LOCATION

Tucked away on the edge of the ever-popular village of Rudgwick, this beautifully positioned home offers the perfect blend of countryside charm and everyday convenience. Ideally situated approximately 7 miles north-west of Horsham and less than 5 miles from the thriving village centre of Cranleigh, the property enjoys excellent access to both towns. Rudgwick itself is well-served by local amenities, including a Co-Op convenience store, a Doctor's surgery, Penthorpe school and Rudgwick Primary School, the much-loved local pub, The Fox, a pharmacy and a hair/beauty salon, the Milk Churn café and the Firebird Brewery. For outdoor enthusiasts, the village lies on the scenic Downs Link – a former railway line now offering miles of picturesque cycling and walking routes stretching from Guildford to the South Coast. Nearby Horsham and Cranleigh provide a wide range of shopping and leisure options. Horsham boasts an Everyman Cinema, The Capitol Theatre, and an extensive array of bars and restaurants. For commuters, there are several mainline railway stations within easy reach, including Horsham, Billingshurst, and Warnham. Adding to the appeal, the property backs directly onto Rudgwick Recreation Ground, home to the local cricket and football clubs, as well as several well-maintained tennis courts – perfect for active families or those seeking community engagement.

ACCOMMODATION SUMMARY

Beautifully extended and tastefully updated by the current owners, this spacious family home offers a versatile and contemporary layout, with the potential to create a self-contained annexe if

desired. The ground floor is predominantly open-plan and features luxurious underfloor heating throughout. At the heart of the home lies a generous, recently refitted kitchen/diner, boasting extensive quartz worktops, a central island with integrated induction hob, and a suite of high-spec appliances. A separate utility room adds to the practical appeal. Flowing seamlessly from the kitchen is an L-shaped living/dining room, complete with a charming feature open fireplace, ideal for cosy evenings. A separate family room offers flexible additional living space, while a ground floor double bedroom with en suite shower room provides excellent guest or multi-generational living potential. The welcoming entrance hall includes a cloakroom for added convenience. Upstairs, the first floor offers four well-proportioned bedrooms. The principal suite impresses with a full wall of fitted wardrobes and a generous en suite bathroom featuring a very large recessed spa bath and a separate shower cubicle - perfect for indulgent relaxation.

GARDENS & PARKING

Set within a generous 0.24-acre South-facing plot, the property enjoys a tranquil backdrop, backing directly onto a conservation area. To the front, there is ample driveway parking, framed by mature hedging and well-stocked flower and shrub borders. The rear garden offers a true haven of peace and privacy, with a large, paved patio ideal for outdoor entertaining, leading onto a well-maintained lawned area with mature planting. The garden is fully enclosed, with gated side access, external lighting, and a water tap, making it both family-friendly and low-maintenance.





Buses

1 mins walk



Shops

Co-op – 0.7 miles



Trains

Billingshurst – 5.8 miles
Horsham – 8.0 miles



Airport

Gatwick
21.3 miles



Roads

M23
14.3 miles



Sport & Leisure

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



Rental Income

£ TBC pcm



Schools

Rudgwick Primary School
Pennthorpe Preparatory School
Jack and Jill Childcare



Broadband

Up to TBC Mbps



Council Tax

Band
G



Ground Floor



Floor 1

Approximate total area^m

202.1 m²

2174 ft²

Reduced headroom

2.2 m²

24 ft²

(1) Excluding balconies and terraces

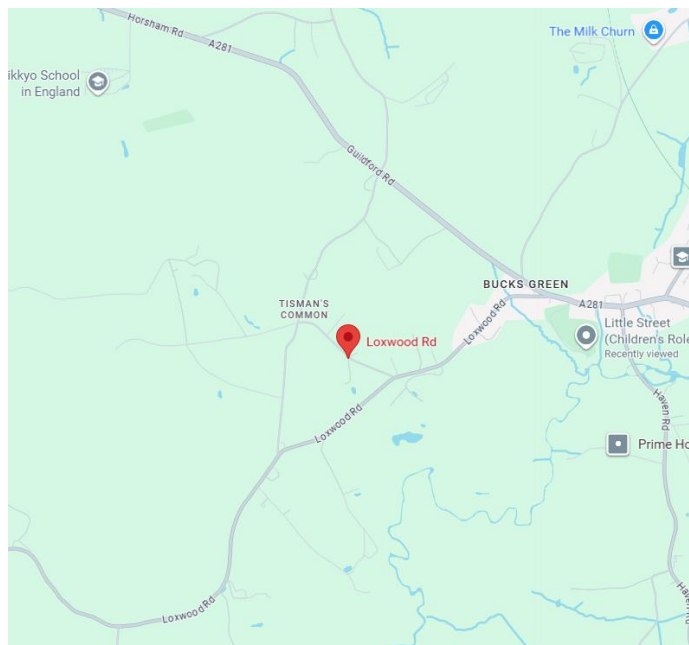
Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Map Location



Total Approximate Floor Area

202.1 sq m/ 2174 sq ft

EPC Rating



Viewing arrangements by appointment through Brock Taylor

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