



**Meadow View**  
**Tismans Common, Rudgwick, RH12 3BW**  
**Asking Price: £585,000 Freehold**

**ROGER COUPE**  
*your local property experts*



\* Superb semi detached cottage \* Stunning rural location overlooking fields \*  
Wide plot with huge potential to extend stpp \* Updated and improved \* New double glazing \* Newly fitted bathroom \*  
\* Substantial driveway and parking. \* Studio/Home office \* EPC Rating: D \*

A beautifully presented 1930's semi detached cottage enviably situated on a larger than average garden plot in this beautiful rural location. The property has accommodation arranged over two floors with sitting room having an open fireplace and square bay window, large kitchen/dining room, utility room and cloakroom on the ground floor and two double bedrooms and a modern refitted bathroom with separate shower and Victorian style roll top freestanding bath.

Being situated on a wide plot the property has huge potential to extend subject to planning consent and enjoys open vistas on three sides over farmland. Outside the property has extensive off road parking and gardens extend to the side and rear which are of a good size and are laid to lawn. There is a detached Studio/home office with power, light and water and a brick built garden store housing the oil fired boiler. We highly recommend an early visit to fully appreciate the property's location and potential especially as properties in this location rarely become available.

Tismans Common is a rural hamlet situated on the edge of Rudgwick, a popular Surrey/Sussex border village, with local and private schooling, doctors and dentist surgery and recently extended everyday local store/post office, a chemist and hairdresser. Rudgwick is situated approximately 12 miles south of Guildford and 6 miles north of 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. Tismans Common is a most sought after area enjoying many rural pursuits, such as walking and riding.

#### ~ Accommodation ~

**Entrance Hall** ~ **Sitting Room** 14' 3" x 11' 7" (4.35m x 3.53m) ~ **Kitchen/dining room** 17' 11" x 11' 3" (5.46m x 3.43m) ~ **Utility Room** ~ **Cloakroom** ~ **Bedroom One** 18' 1" x 11' 2" (5.51m x 3.41m) ~ **Bedroom Two** 12' 3" x 9' 7" (3.74m x 2.92m) ~ **Refitted Bathroom** ~ **Home office** 11' 6" x 9' 6" (3.50m x 2.89m) ~ **Services:** Oil fired heating, mains electricity and water and private drainage. ~ **Store** 7' 2" x 6' 0" (2.19m x 1.84m) ~ **Shed/Workshop** 13' 5" x 9' 5" (4.08m x 2.88m) ~

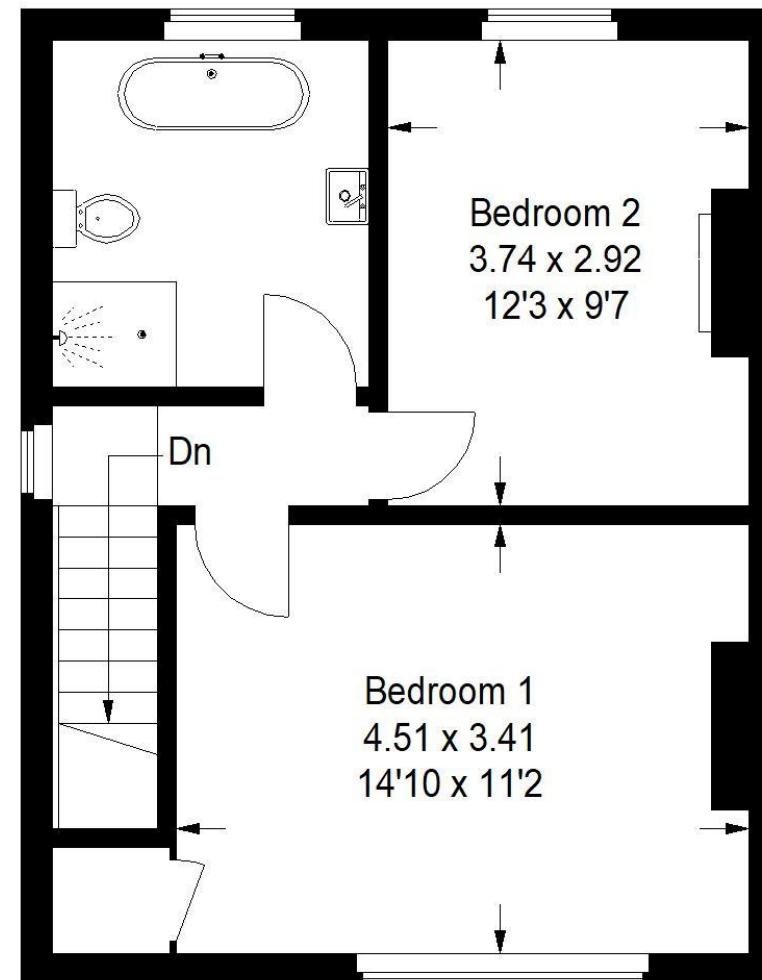
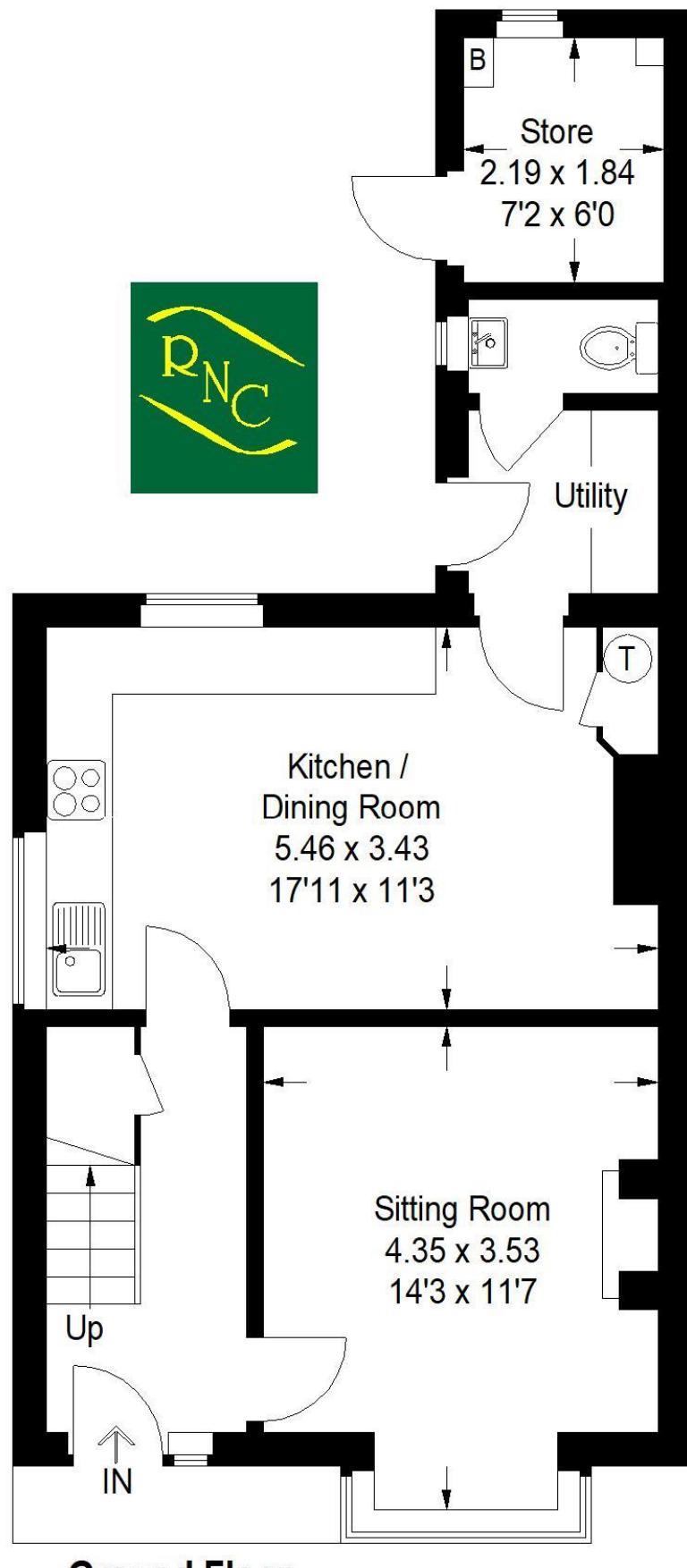
#### Directions:

From our office turn left into the High Street and first right into Knowle Lane and continue for approximately 4 miles to the junction with the A281. Continue straight across into Hornshill Lane and straight on at the crossroads and Meadow View can be found after a short distance on the left.

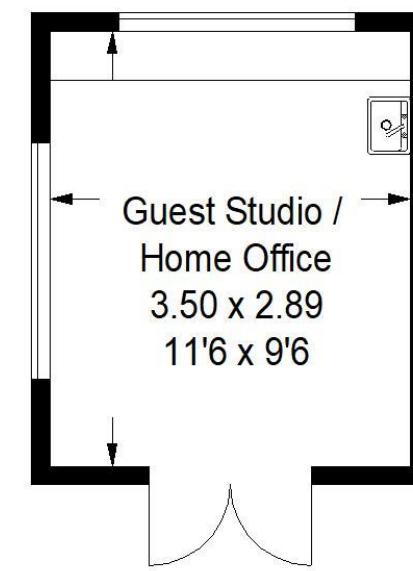
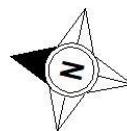
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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:** D

# Meadow View, Tismans Common



Approximate Gross Internal Area  
 Ground Floor = 46.4 sq m / 499 sq ft  
 First Floor = 41.2 sq m / 443 sq ft  
 Shed / Workshop = 11.9 sq m / 128 sq ft  
 Guest Studio / Home Office = 10.1 sq m / 109 sq ft  
 Store = 4.1 sq m / 44 sq ft  
 Total = 113.7 sq m / 1223 sq ft





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