



Meadow Cottage
Bucks Green, Horsham, RH12 3JF
Guide Price: Guide Price £700,000 Freehold

*** Three bedroom detached cottage * Three reception rooms * Large 32ft family/garden room ***
*** Utility room * Principal bedroom with ensuite shower room * Single garage ***
*** Lovely views * No onward chain * EPC Rating: D ***

An attractive, part tile hung detached home situated on the semi-rural edge of the village, having delightful views to the rear over open farmland. Being one of two cottages built in 1998, Meadow Cottage offers a versatile arrangement of accommodation and has been extended over the years with a superb 32ft oak framed garden room to the rear with underfloor heating and enjoys delightful views over the garden and to the farmland beyond. On the ground floor in addition to the garden room, there is a sitting room, study, kitchen/dining room, utility room. On the first floor, there is a principal bedroom with re-fitted ensuite shower room, two further bedrooms and a re-fitted family bathroom. Outside, there is parking for several cars leading to a single garage and a rear garden has a paved patio surrounded by shaped lawns with flower and shrub borders around affording delightful aspects over the farmland. The property benefits from gas fired heating, double glazed windows and is offered for sale with no onward chain. We highly recommend a visit to fully appreciate this lovely cottage and its views.

Bucks Green is a small hamlet situated on the rural fringes of Rudgwick, a popular Surrey/Sussex border village, with local and private schooling, doctors and dentist surgery and everyday local store/post office, a chemist and hairdresser. There is a village hall and sports playing fields where there are tennis courts, cricket and football pitches and a children's play park. There are lovely rural walks along adjoining country lanes connecting with the South Downs Link Pathway. 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.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Cloakroom ~ Study: 8' 4" x 6' 8" (2.54m x 2.04m) ~ Sitting Room: 17' 9" x 10' 10" (5.41m x 3.29m)
Kitchen/Breakfast Room: 21' 1" x 10' 1" (6.43m x 3.08m) ~ Dining/Family Room: 32' 7" x 12' 5" (9.94m x 3.78m) ~ Utility/Boot Room

First Floor: Bedroom One: 18' 10" x 15' 9" (5.75m x 4.80m) ~ En-suite ~ Bedroom Two: 11' 9" x 10' 5" (3.59m x 3.17m)
Bedroom Three: 10' 4" x 8' 3" (3.16m x 2.51m) ~ Bathroom

Outside: Garage: 14' 4" x 9' 0" (4.38m x 2.75m)

Directions:

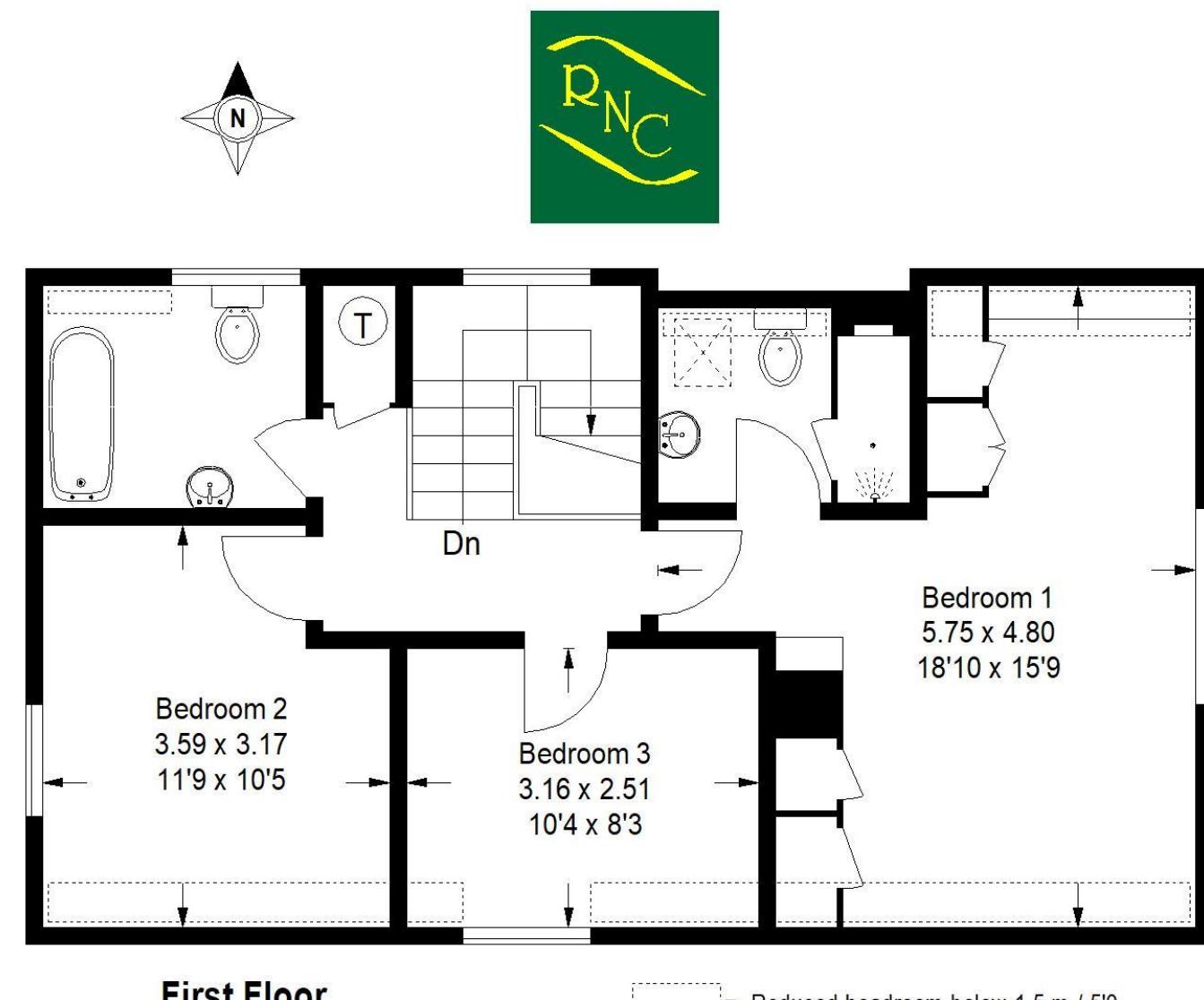
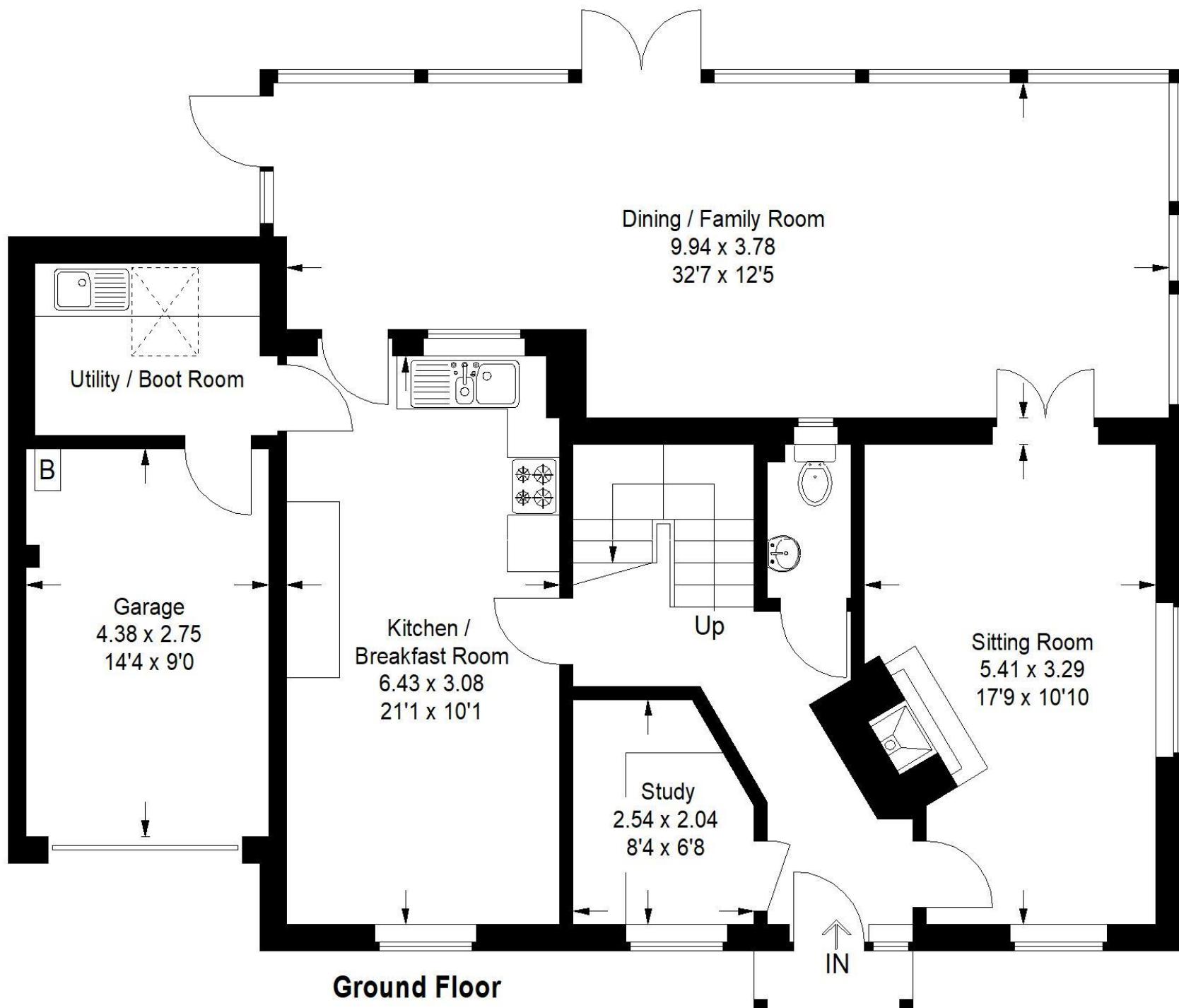
Head south on the A281 towards Rudgwick and on entering Bucks Green passing The Fox pub on the right, the driveway to Meadow Cottage can be found on the left hand side, just before the pedestrian traffic lights. Follow the driveway to the very end and Meadow Cottage can be found at the end, on the left.

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:** G

Bucks Green, Rudgwick

Approximate Gross Internal Area
 Ground Floor (Including Garage) = 114 sq m / 1227 sq ft
 First Floor = 58.7 sq m / 632 sq ft
 Total = 172.7 sq m / 1859 sq ft



 = Reduced headroom below 1.5 m / 5'0

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.



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