



27 Woodfield Road

Rudgwick, Horsham, West Sussex, RH12 3EP

www.alexharveyestateagents.co.uk



Alex Harvey

A passion for property

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A well-proportioned four-bedroom link-detached home, in need of some modernisation, situated on a mature plot with a c100ft east facing rear garden, integral garage and driveway parking. Conveniently located in Rudgwick, close to local amenities and a short drive from Horsham town with a mainline railway station.

- FOUR BEDROOMS
- POTENTIAL TO EXTEND (STPP)
- c100FT REAR GARDEN
- INTEGRAL GARAGE AND DRIVEWAY
- VILLAGE LOCATION
- NO ONWARD CHAIN



This surprisingly spacious and conveniently located link-detached home offers plenty of potential whilst in need of some cosmetic updating, and has a delightful, east-facing rear garden, on a plot approaching one acre.

The welcoming porch provides access to the ground floor accommodation which includes sitting room, dining room, kitchen, utility/shower room, and downstairs cloakroom. The sitting room has plenty of natural light and a feature fireplace with an electric fire (untested). A squared archway leads into the dining room which has sliding doors leading into the garden and an internal door leading into the kitchen. The kitchen, in need of some modernisation, is currently fitted with a variety of units with contrasting worktops. Appliances include an electric oven and electric hob with extractor over. The utility area offers space with plumbing for a washing machine and fridge or freezer; there is also a corner shower. From here is the downstairs cloakroom with toilet and handwash basin.

The stairwell leads to the first-floor landing which provides access to three double bedrooms, a good-sized single bedroom and the family bathroom. At 22' in length, bedroom one could easily have an en-suite installed subject to any necessary planning permissions. Bedrooms 2 and 4 both have built-in storage. The family bathroom is generous in size, ready to fit the bathroom of your dreams.

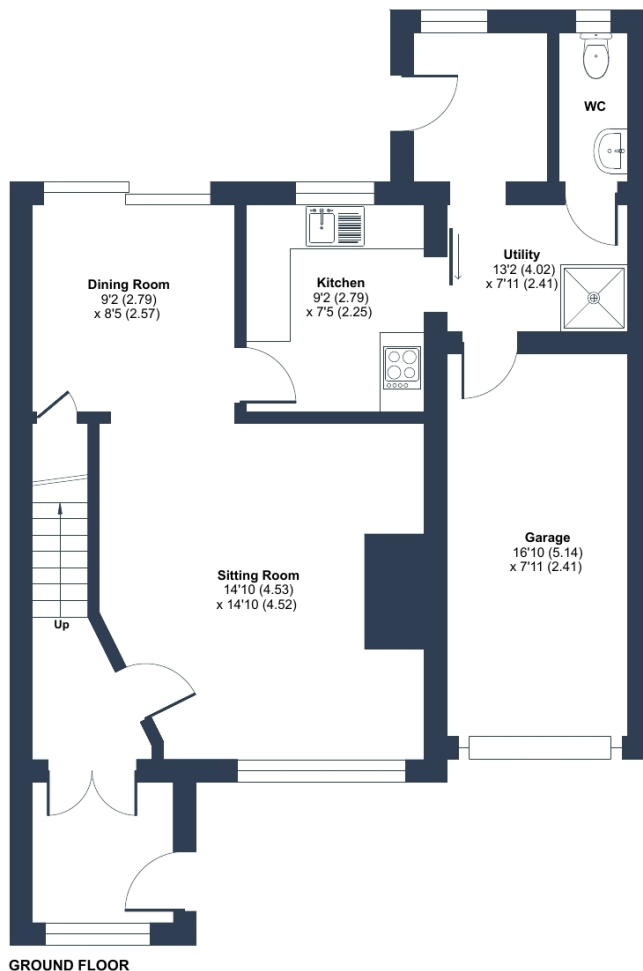


OUTSIDE

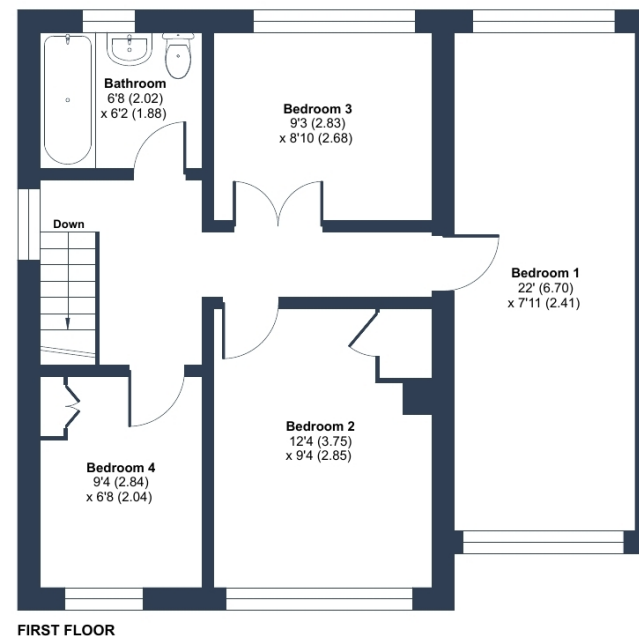
The property is approached via a driveway, with parking for two cars, leading to the integral garage with power & lighting. A side path leads to the east-facing rear garden, a real highlight of this property at around 100ft in length it is an aspiring gardener's dream. The garden feels beautifully secluded with mature planting on a variety of levels, a garden shed, area of woodland and a generous patio area, perfect for alfresco dining.

Rudgwick has great local facilities including a shop with post office, medical centre, dentist, pub, pharmacy, church, and a variety of sports clubs including tennis, cricket and netball. The Milk Churn coffee shop nearby is popular with walkers and cyclists alike. Cranleigh, Horsham and Guildford provide more comprehensive facilities and mainline railway services to London. The surrounding countryside provides many miles of beautiful walks, including the Downs Link with access to public bridleways and footpaths.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Alex Harvey Estate Agents. REF: 1487022



Approximate Area = 1210 sq ft / 112.4 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1344 sq ft / 124.8 sq m

For identification only - Not to scale

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, mains gas, water and mains drainage are currently connected to the property.
Council Tax Band E. EPC-E.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk



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