



41 Woodfield Road

Rudgwick, Horsham, West Sussex, RH12 3EP

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Alex Harvey
A passion for property

41 Woodfield Road

A well-proportioned three-bedroom detached home, situated on a mature plot with an integral garage and driveway parking. Located in the semi-rural village of Rudgwick, close to local amenities and a short drive from Horsham town with further facilities and a mainline railway station.

- THREE BEDROOMS
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- SOUTH-EAST FACING REAR GARDEN
- GARAGE & DRIVEWAY



This extended and improved detached home offers versatile accommodation with an integral garage and rear garden leading onto woodland.

The bright and welcoming porch leads into the hallway which provides access to the stairwell to the first floor and the sitting room. The bright sitting room has plenty of natural light and a feature fireplace with an electric fire, modern surround and mantel. An archway leads into the dining room with sliding doors that lead into the rear garden.

An internal door leads into the kitchen/breakfast room which also provides access to the downstairs cloakroom and has a door into the garage. The kitchen is fitted with a variety of beadboard units with contrasting stone-effect worktops and finished with modern tiling. Appliances include an electric oven, four-ring ceramic hob with extractor over, and space with plumbing for a washing machine and dishwasher.

The stairwell leads to the first-floor landing with two double bedrooms, a good-sized single bedroom, and the family bathroom. Bedrooms one and two have built-in storage. The modern family bathroom has been fitted with a white suite comprising panelled shower bath with a shower screen, low-level WC, basin unit with storage under and finished with contemporary tiling.

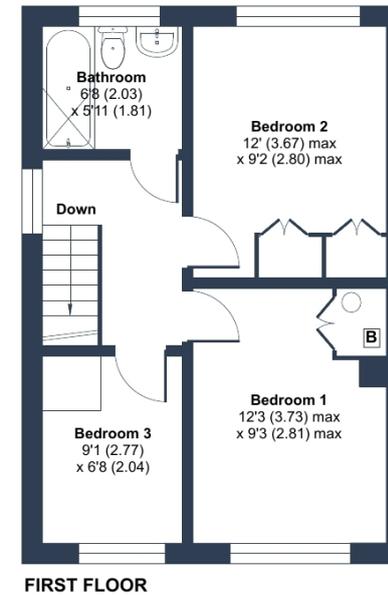
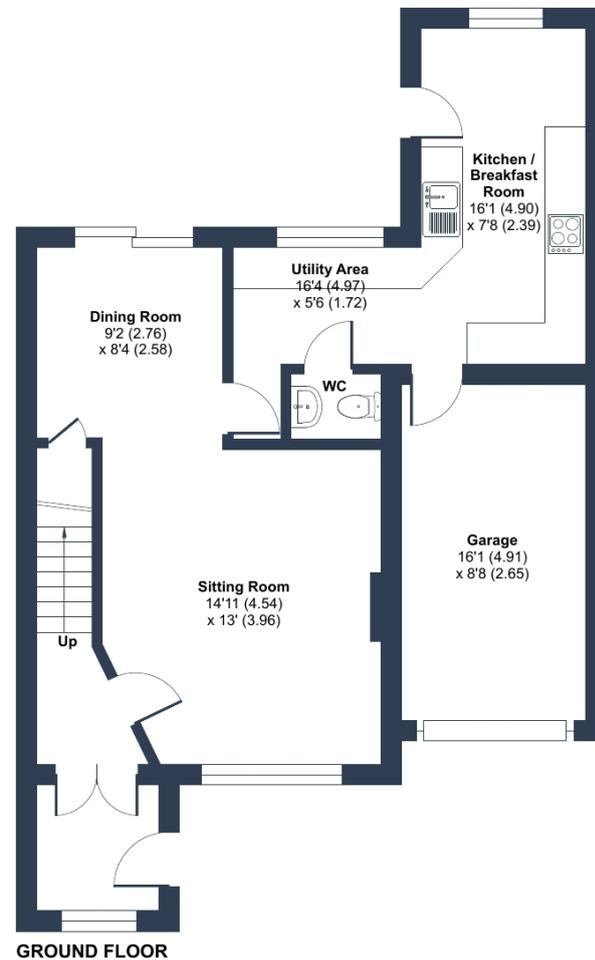


OUTSIDE

The property is approached via a driveway, with parking for one vehicle, leading to the integral garage with power & lighting. The front garden is mainly laid to lawn with flower border and shrubs. A side gate leads to the south-east facing rear garden with a walled patio area and steps leading down to the lawned area of the garden with mature planting and a further paved area for seating with views toward an area of woodland.

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.





Approximate Area = 989 sq ft / 91.8 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1131 sq ft / 104.9 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1424559

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, gas, water and mains drainage are currently connected to the property.
 Council Tax Band E, however this could be subject to change. EPC-D.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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