



25 Foxholes

Rudgwick, Horsham, West Sussex, RH12 3DX

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Alex Harvey
A passion for property

25 Foxholes

A beautifully presented four-bedroom detached home, situated on a mature plot with a landscaped rear garden, integral tandem garage and driveway parking. Located in the popular village of Rudgwick, close to local amenities and just a short drive to Horsham with a shopping centre and mainline railway station.

- FOUR BEDROOMS
- TWO BATH/SHOWER ROOMS
- CONSERVATORY
- LANDSCAPED REAR GARDEN
- INTEGRAL TANDEM GARAGE WITH DRIVEWAY
- ACCESS TO DOWNS LINK



This conveniently located family home offers versatile accommodation arranged over two floors set on a generous plot with the benefit of a tandem garage.

The welcoming hallway leads to the ground floor accommodation which consists of a downstairs cloakroom, kitchen, dining room, conservatory and a sitting room. The kitchen has been fitted with shaker-style units with contrasting stone-effect worktops and finished with modern, white brick effect tiling. Appliances include a split-level double oven, and a four-ring induction hob with extractor over, there is space with plumbing for a dishwasher and fridge/freezer. There is space with plumbing, at the rear of the garage, for a washing machine, with access to the garage from the kitchen. The dining room offers plenty of space for a table and chairs and has sliding doors leading into the conservatory. The part-brick built conservatory has heating which enables year-round enjoyment. To the front of this home is the sitting room with a feature fireplace including an open fire, with ornate surround and stone hearth.

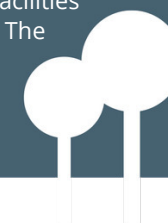
The central stairwell leads to the first-floor landing which provides access to two double bedrooms, two good-sized single bedrooms, and the family bathroom. Bedroom one has the benefit of built-in storage and an ensuite shower room. The recently refitted bathroom has a w.c./basin unit with storage and a panelled bath with shower screen and a shower over.

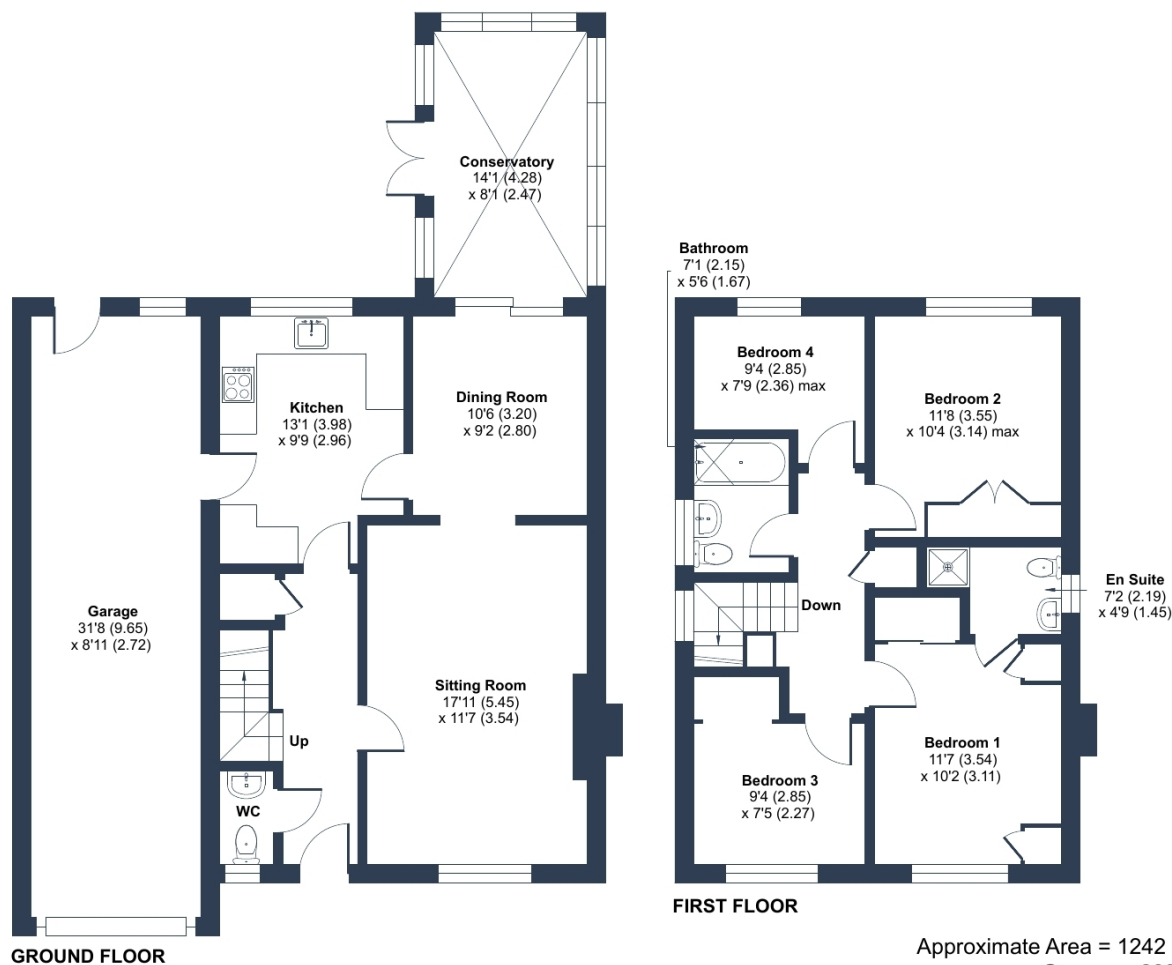


OUTSIDE

The property is approached via a gravelled driveway, with parking for at least two cars, which leads to the attached tandem garage with power & lighting. A side gate leads to the landscaped rear garden, mainly laid to lawn with stepping stones leading to a raised corner patio, with a pergola; perfect for alfresco dining. The garden backs onto woodlands, with a gate providing access to the woodlands and in turn, the Downs Link.

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 and Horsham 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 = 1242 sq ft / 115.3 sq m
Garage = 283 sq ft / 26.2 sq m
Total = 1525 sq ft / 141.5 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). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1496090

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 F. EPC-D.
Agents Note: There is a Southern Water covenant - please ask agent for more details.

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

