



LITTLE SHEAVES  
Billingshurst, West Sussex







# LITTLE SHEAVES

Pigbush Lane, Loxwood,  
Billingshurst, West Sussex RH14 0QY

*In a rural country lane on the Surrey/West  
Sussex border, close to miles of open farmland  
– a detached five bedroomed period house with  
many features including exposed beams and a  
fine fireplace, set within 0.56 acres with  
swimming pool and double garage*

**5 BEDROOMS: 2 BATHROOMS (1 EN  
SUITE): RECEPTION HALL:  
CLOAKROOM: BEAMED SITTING ROOM  
AND STUDY: FAMILY/DINING ROOM:  
KITCHEN: UTILITY ROOM: HEATED  
SWIMMING POOL: DOUBLE GARAGE  
WITH ROOM ABOVE: 0.56 ACRE GARDEN**

Cranleigh – 5 miles.  
Guildford (Waterloo 38 mins) – 11 miles.  
Horsham – 12 miles.



HILL CLEMENTS



01483 300300

01483 267181











## THE LOCATION

Little Sheaves is situated in a rural country lane on the Surrey/West Sussex border, close to miles of open farmland and country walks. There is a good local pub within a short walk and nearby village shops at Alfold and Loxwood. Cranleigh, with its bustling High Street and three supermarkets, including a Marks & Spencers Food Hall is only five miles and Horsham is twelve miles to the south and Guildford eleven miles to the north. There are excellent schools in Cranleigh and the surrounding area, including Farlington, St Catherine's in Bramley and Charterhouse in Godalming. Guildford has a comprehensive range of schools and the main line station provides a fast commuter service to Waterloo in 38 minutes and less.

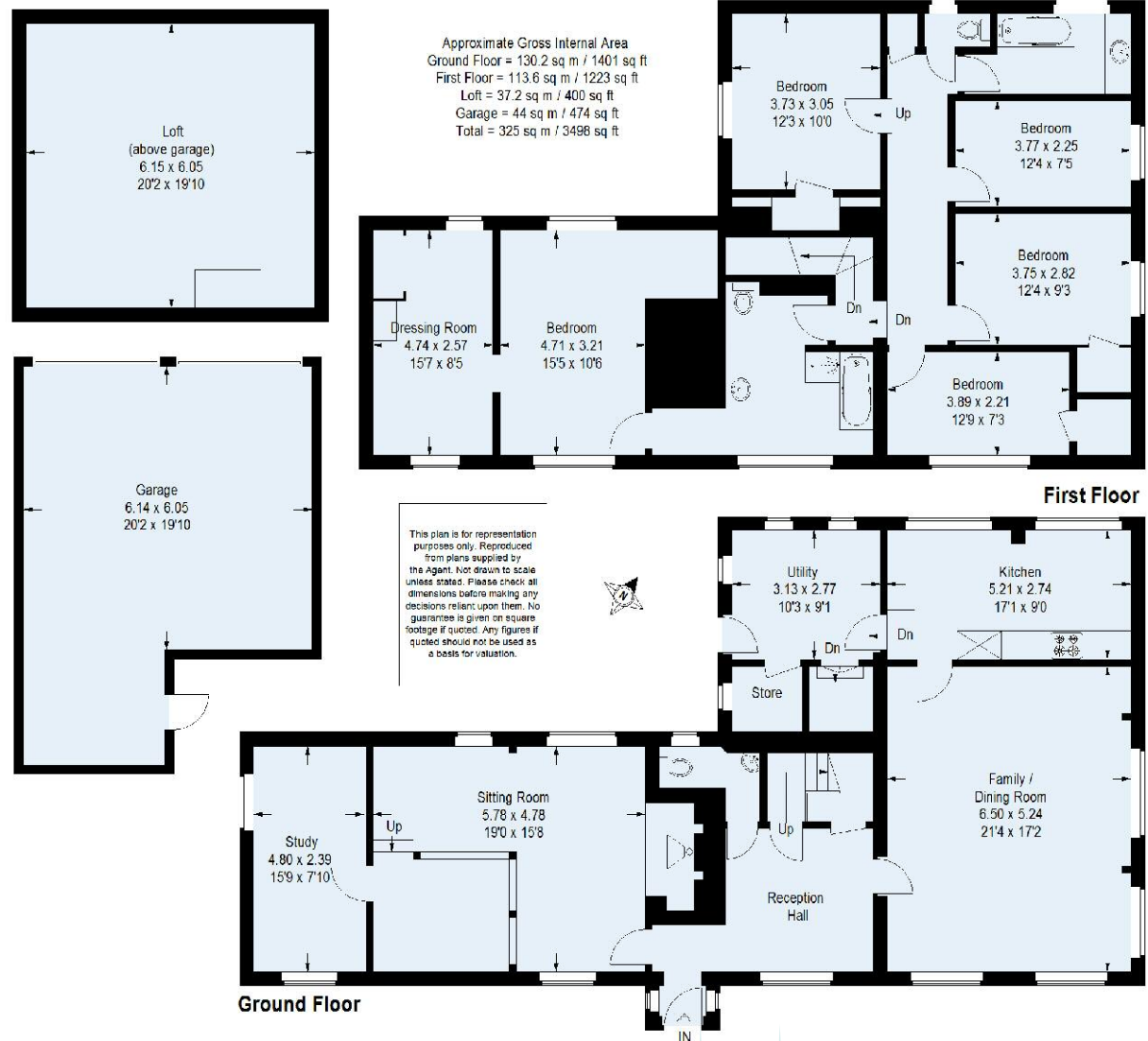
## THE PROPERTY

Little Sheaves is an attractive period house, the original of which is believed to date back to the 17<sup>th</sup> Century, with a large extension added in the late 1970's. The accommodation is therefore a charming mix of heavily beamed cosy period cottage, with low ceiling heights, and modern larger and lighter rooms. Ideal for family living, the accommodation is divided to suit a family with the childrens' bedrooms arranged in the modern section and the main bedroom suite in the old portion of the house. Overall there are five bedrooms and two bathrooms on the first floor. The period ground floor section comprises the sitting room and study area and reception hall, whilst the large family/dining room, kitchen and utility form the modern additions.









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	65
(39-54) <b>E</b>	43
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

## OUTSIDE

Outside there is a large double garage with room above and the heated and filtered swimming pool is situated at the rear. The majority of the garden comprises attractive lawned areas and pathways and there is also a further section beyond a stream and running parallel with the lane. In all the garden extends to approximately 0.56 acres.

## DIRECTIONS

From Guildford take the A281 Horsham Road and continue through Shalford and Bramley villages. Continue past the turnings to Cranleigh and Smithbrook Kilns and carry on over the traffic lights at the Dunsfold crossroads. Turn right at Alfold Crossways signposted to Alfold and Loxwood and continue through Alfold and on towards Loxwood. Turn left opposite The Sir Roger Tichborne pub into Pigbush Lane and Little Sheaves will be found after a short distance on the left.



HILL CLEMENTS

**01483 300300**

6 Quarry Street, Guildford  
Surrey GU1 3UR  
info@hillclements.com

www.hillclements.com



CROWES  
EST. 1991

**01483 267181**

1 Kent House, 81 High Street,  
Cranleigh, Surrey GU6 8AU  
info@crowesproperty.com

www.crowesestateagents.co.uk

