



Robins Post, Spy Lane, Loxwood RH14 0SS





Property Description Guide Price: £1,125,000

- Detached double fronted home with double garage
- Kitchen/dining/living space with bi-fold doors
- Dual aspect sitting room with focal fireplace
- Downstairs study ideal for working from home
- Four double bedrooms with fitted wardrobes
- Principal bedroom with en-suite shower room and fitted wardrobes
- Stunning views across open countryside
- Freehold Council tax band: G EPC: D

Welcome to this immaculately presented tile hung four-bedroom detached home, nestled in a tranquil location with stunning views across open countryside within the village of Loxwood. As you approach, double electrically operated wooden gates open onto a gravel drive to accommodate 6 vehicles framed by a well-maintained lawn, edged with evergreen hedges, shrubs, a eucalyptus and sycamore tree.

The front door opens into the lobby with a cloaks cupboard and glazed doors leading to a light and spacious hallway with under stair cupboard for extra storage. The ground floor unfolds into a spacious dual-aspect sitting room with bay window to the front and French doors leading to a patio area at the rear, complete with a central fireplace with oak mantel. Double glass doors open into an impressive multi-functional living space, giving you the wow factor! This area is thoughtfully designed with clearly defined zones for cooking, dining and relaxing, complemented by three large Velux windows and two sets of bi-fold doors that invite seamless indoor/outdoor living with impressive views across open countryside. The room boasts a porcelain tiled floor, electrically operated blinds and air conditioning. The modern fitted kitchen provides a range of base and wall cupboards, granite work surfaces and integrated appliances, including a double oven and LPG hob with extractor hood. Adjacent to the kitchen is the utility room, equipped with additional storage with access to the double garage, complete with power and light, featuring two up-and-over electric doors and housing the boiler. Furthermore, the utility room leads to a rear garden patio. A spacious downstairs study with a window to the front offers an ideal working-from-home office, and a downstairs WC with a white suite and porcelain tiles complete the downstairs accommodation.

Ascending the staircase with oak handrail and spindles leads to the first-floor past two large portrait windows fitted with electrically operated blinds. The principal bedroom has two fitted wardrobes, air conditioning, views to the rear across open countryside and an en-suite shower room. There are three additional double bedrooms all with built-in wardrobes. The family bathroom features porcelain tiles, a bath with a shower, a separate walk-in shower, wash basin and WC. The landing provides ladder access to the roof space, along with a convenient shelved laundry cupboard housing the hot water tank and pump.

Outside, a patio areas offers an ideal position for dining and relaxation surrounded by walled lighting. The garden, primarily laid to lawn, is adorned with flower beds, bordering shrubs and a pond with a pergola covered with wisteria and honeysuckle. There are two useful storage sheds and beyond the post and rail far boundary are impressive views across open countryside.

This attractive 1970's built property extended and refurbished throughout to a high standard with further planning permission granted for a double storey additional extension makes it a truly exceptional residence.





The Area

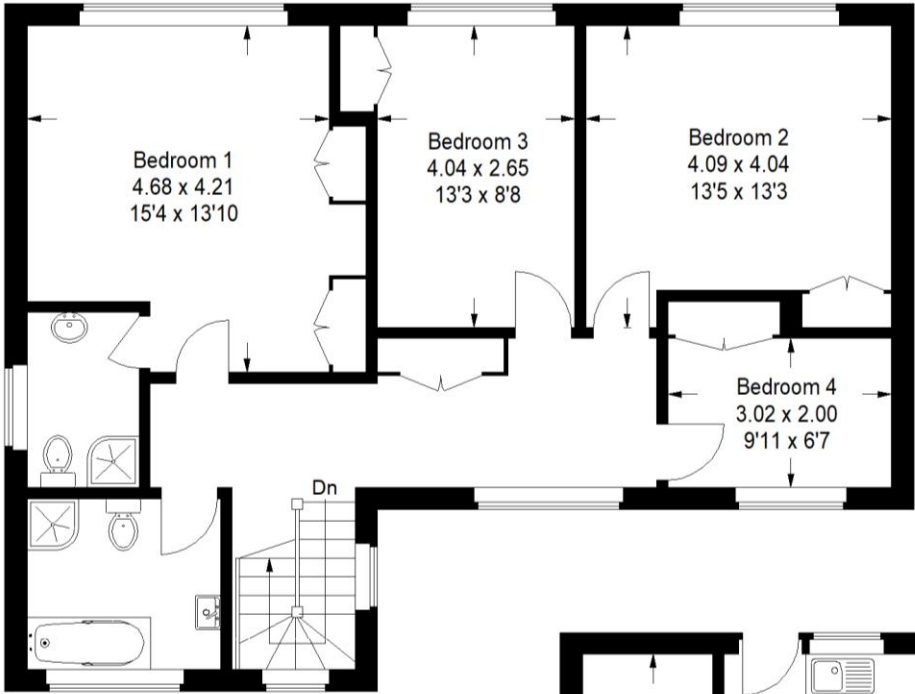
Loxwood is a desirable, attractive village just over the border from Surrey in West Sussex with much to offer, from peaceful Wey & Arun Canal-side and country walks to colourful festivals, like the Loxwood Joust and Loxfest live music event. The village has an excellent butcher's and delicatessen, post office and store and well-frequented pub, The Onslow Arms, in a lovely waterside setting next to the Wey & Arun Canal.

St John the Baptist Church was built at the turn of the 20th century on the outskirts of the village to replace a 15th-century chapel. Loxwood Village Hall sits in two acres of grounds and hosts various community activities such as dance lessons, sports classes and film nights.



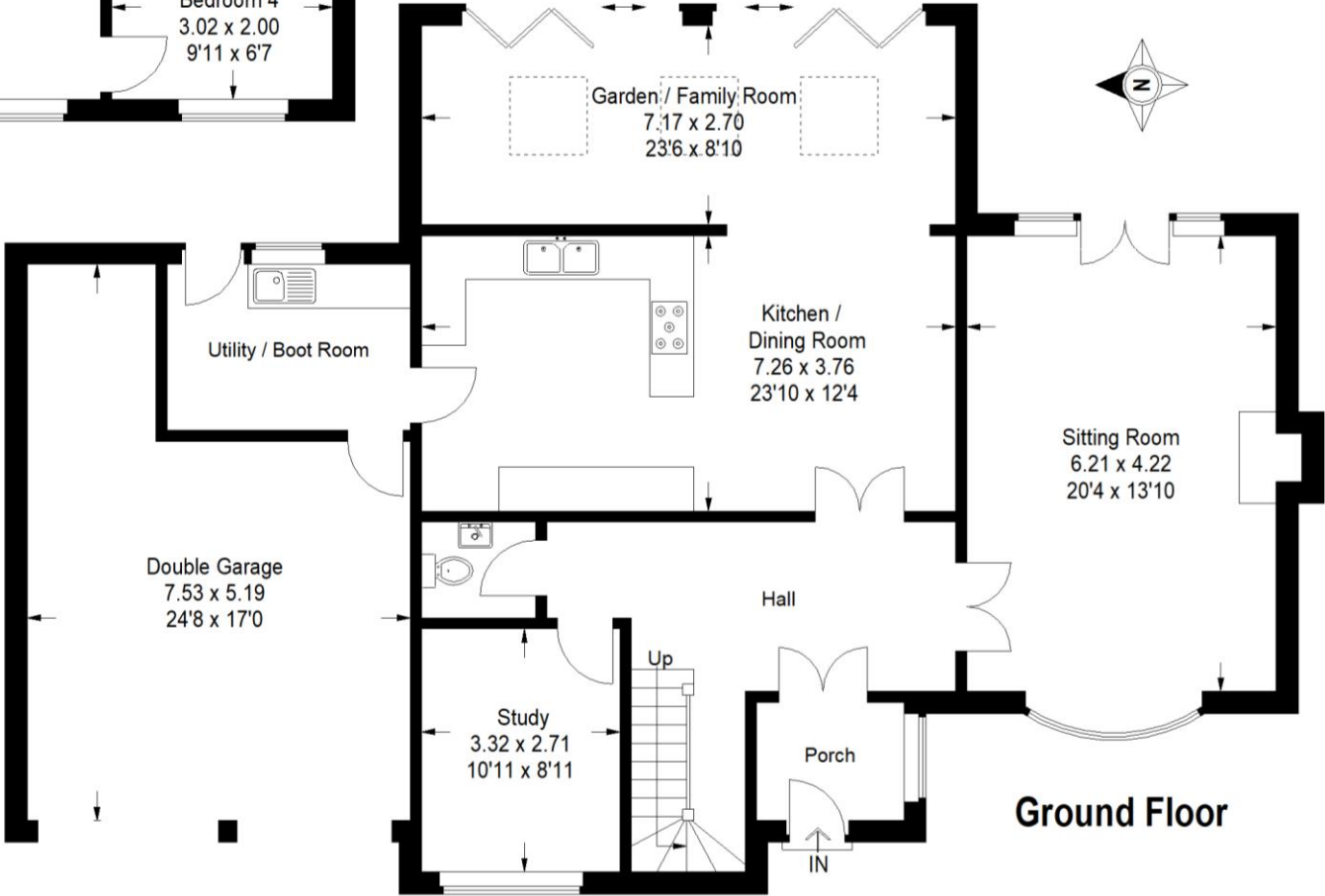
Spy Lane, Loxwood

Approximate Gross Internal Area
 Ground Floor = 148.1 sq m / 1594.3 sq ft
 First Floor = 86.2 sq m / 928.1 sq ft
 Total = 234.3 sq m / 2522.4 sq ft



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



Ground Floor



Chantries & Pewleys

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