



5 Nicholsfield, Loxwood - RH14 0SP

Guide Price £500,000

 **Henry Adams**
estate agents

5 Nicholsfield

Loxwood, Billingshurst

- An end of terrace house built during the 1950's with a kitchen upgrade and two storey extension built within the last 5 years
- Sitting room with log burner
- Kitchen with integrated fridge, dishwasher, double oven, large central island
- Dining area with bi-folds to garden
- Ground floor cloakroom and separate brick built utility room
- Main bedroom with en-suite shower room
- Two further bedrooms and bathroom
- Large home office / garden room
- South west landscaped garden
- Gated driveway parking

Originally constructed in the 1950s, this property boasts a recent kitchen upgrade and extension completed within the last 5 years, showcasing a seamless integration of traditional and contemporary features. Step into the inviting sitting room, where a cosy log burner creates a warm ambience for relaxing evenings. The well-appointed kitchen is equipped with integrated appliances including a fridge, dishwasher, double oven, and a large central island - ideal for culinary creations. The dining area features bi-folding doors that open up to reveal a beautifully landscaped garden, seamlessly merging indoor and outdoor living spaces. Additional highlights of the ground floor include a convenient cloakroom and a separate brick built utility room for added functionality.

Ascending the staircase to the first floor, the main bedroom awaits with an en-suite shower room. Two further bedrooms and a stylish bathroom complete the accommodation, providing ample space for a growing family or visiting guests. The property also boasts a generous home office or garden room currently at first fix with electrics and power to the room, which could offer a tranquil setting for remote work or creative pursuits. Outside, the south west landscaped garden provides a serene escape from the hustle and bustle of every-day life, while driveway parking ensures convenience for residents and guests alike.



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Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Loxwood is a popular village on the West Sussex/Surrey border. The village provides many amenities including a doctor's surgery, pub, village school, butcher and delicatessen and hairdresser. Loxwood supports a range of clubs, associations, community events and activities, including the annual Loxwood Beer Festival.

In addition to the amenities in the village, a wider selection is available at Cranleigh offering an excellent range of high street and independent shops. There are plenty of restaurants, coffee shops and country pubs, plus a vibrant weekly market.

More extensive amenities can be found in nearby Guildford, with its cobbled High Street and historic buildings offering an eclectic range of shops, an abundance of restaurants and entertainment including The Yvonne Arnaud Theatre, Electric Theatre and G Live venue, main line station into London Waterloo. With the Surrey Hills (an Area of Outstanding Natural Beauty) on the doorstep, this area is perfect for walking, cycling and riding. Horsham with shops, restaurants, theatre, cinema and main line station to London Victoria.













Approximate Area = 1131 sq ft / 105 sq m

Outbuildings = 429 sq ft / 39.8 sq m

Total = 1560 sq ft / 144.8 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only 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. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any