



## New House Guildford Road, Loxwood

Offers Over £1,000,000

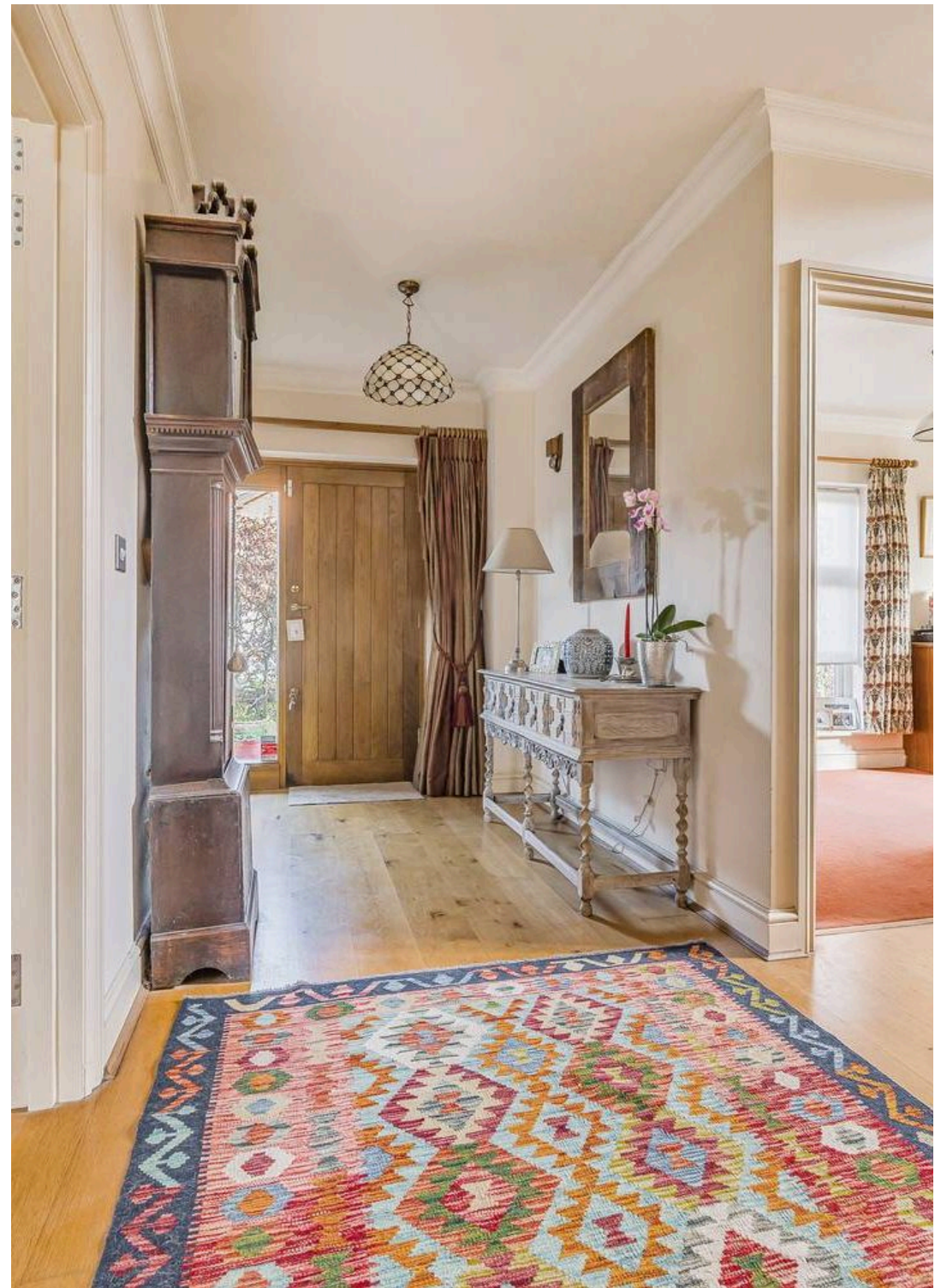
# New House Guildford Road

Loxwood, Billingshurst

- Triple aspect sitting room with wood burner and French doors to garden
- Fabulous kitchen / dining room with doors to garden and utility room off
- Range cooker, dishwasher, boiling water tap, wine fridge and American fridge freezer
- Study, snug and ground floor cloakroom
- Under floor heating to ground floor
- Hot and cold outside tap ideal for washing off the dogs after a lovely country walk
- Large triple aspect main bedroom with double wardrobes and en-suite shower room
- Bedrooms two and three both doubles with fitted wardrobes
- Fourth bedroom and family bathroom
- Amazing garden party room bar opening to terrace and private garden
- Ample parking for several vehicles and single garage and garden store
- Garden with various seating areas and an abundance of plants and shrubs providing year round foliage
- Central village location

Located within the heart of a charming village setting, this exceptional 4-bedroom detached house offers a perfect blend of elegance and functionality. Boasting a triple aspect sitting room adorned with a cosy wood burner and French doors that seamlessly extend the living space outdoors to the garden, this residence epitomises modern comfort and style.

The fabulous kitchen/dining room is the epitome of luxury, featuring a range cooker, dishwasher, boiling water tap, wine fridge, and space for an American fridge freezer. Perfect for entertaining, the kitchen area also boasts doors that lead out to the garden, while a convenient utility room is situated just off the kitchen. The ground floor is further enhanced by a study, snug, and cloakroom, all designed to cater to the needs of a modern family.



The ground floor benefits from underfloor heating, ensuring comfort and warmth throughout the living spaces. A particularly thoughtful addition is the hot and cold outside tap, ideal for washing off pets after a leisurely country walk.

On the first floor the main bedroom is a spacious haven complemented by a double wardrobe and en-suite shower room. Bedrooms two and three are generously proportioned doubles, complete with fitted wardrobes, while the fourth bedroom and family bathroom provide additional living space for the whole family to enjoy.

True to its character, this property further surprises. Stepping through a gate which looks like you are heading to the back of the garage you will find an amazing space with lovely private garden and a fantastic garden / party room with fitted bar which opens from the large terrace, a perfect space to unwind and entertain. The garden area surrounding the house offers various seating spots and a plethora of plants and shrubs, creating a serene oasis that can be enjoyed throughout the year.

Convenience is key with ample parking for multiple vehicles, a single garage, and a garden store ensuring there is always space for storage and vehicles. A fabulous home for a growing family.









Denotes restricted  
head height



Approximate Area = 2260 sq ft / 209.9 sq m  
Limited Use Area(s) = 18 sq ft / 1.6 sq m  
Outbuilding = 384 sq ft / 35.6 sq m  
Total = 2662 sq ft / 247.1 sq m

For identification only - Not to scale



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.









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