



Little Pancake Station Road, Loxwood - RH14 0SJ

Guide Price £1,000,000

Little Pancake, Station Road, Loxwood

- Spacious dining hall
- Triple aspect sitting room with exposed beams and inglenook fireplace with wood burner
- Kitchen with AGA, integrated dishwasher, fridge and microwave and separate utility room
- Ground floor double bedroom with en-suite
- Three additional double bedrooms and family bathroom
- Driveway with ample parking
- Detached garage with one garage space, car port, workshop, store and room above
- Mature garden plot approaching half an acre with ornamental pond, summer house and tennis court

A charming 17th Century detached character home set in the desired West Sussex village of Loxwood. Set in highly private and stunning mature grounds of around half an acre, the property provides many benefits including a tennis court, a brick built summer house, a beautiful pond, a large workshop and a further large, detached building incorporating a garage, open covered car port a further workshop and garden store and an external staircase leading up to a lovely studio.

The cottage itself is stunning and has a wealth of character throughout. As you step into the spacious dining hall, you are greeted by the warmth of the home's charm. The triple aspect sitting room beckons with its exposed beams and inviting inglenook fireplace housing a cosy wood burner. The kitchen, complete with an AGA, integrated dishwasher, fridge, and microwave, offers a perfect space for culinary delights, while a separate utility room adds convenience. The property also offers a spacious ground floor bedroom and en-suite shower room, perfect for multi-generational living or visiting guests. Upstairs, three additional double bedrooms and a family bathroom cater to the needs of a growing family.



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.

Council Tax band: G

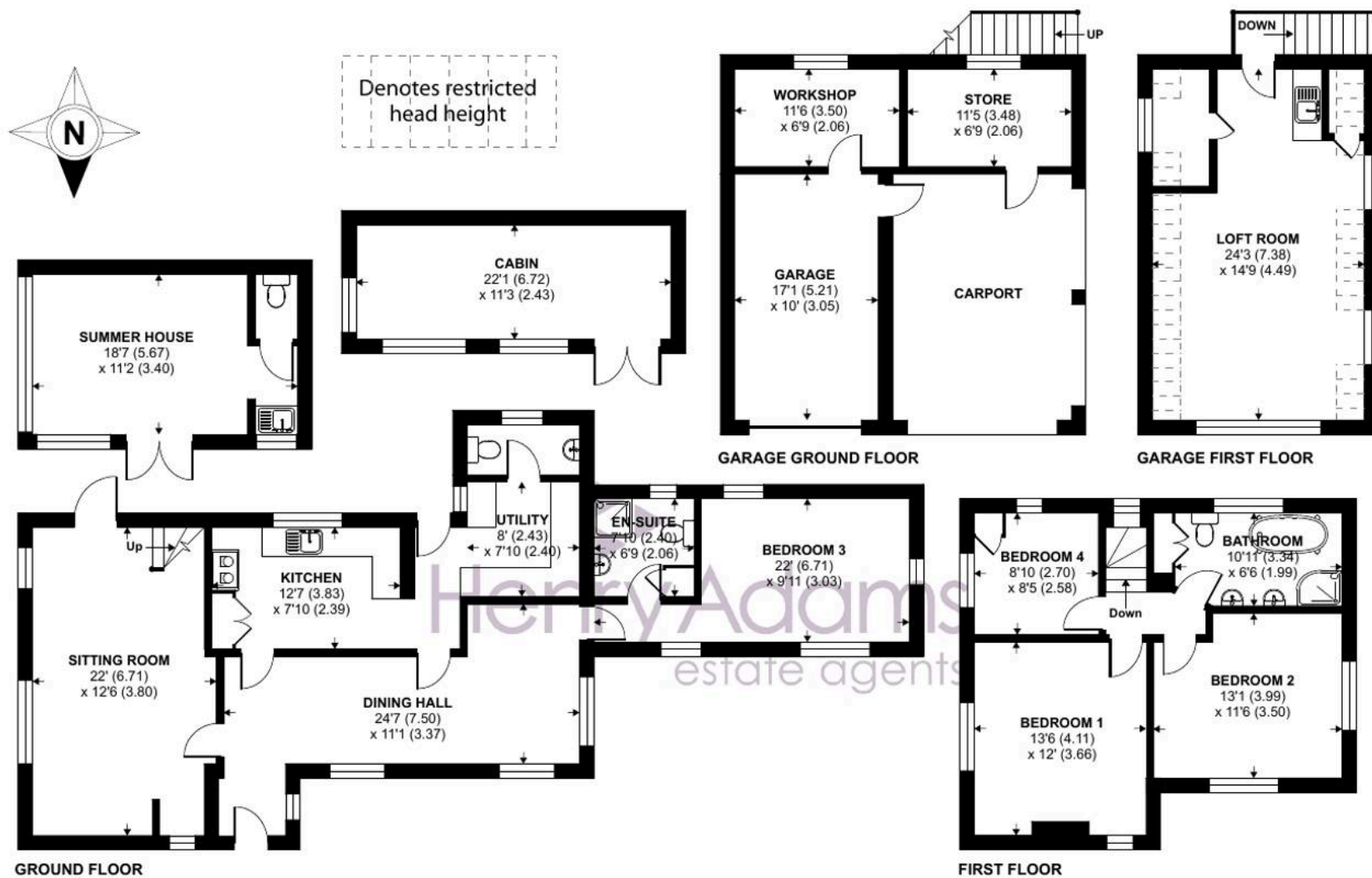
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F









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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