18a Luffs Meadow, Northchapel, GU28 9HN
Guide Price £550,000 Tenure: Freehold

Henry Adams
estate agents

18a Luffs Meadow

Northchapel

- Downstairs Cloakroom
- Private Southerly Facing Garden
- Solar Powered Skylight
- Garden Room / Home Gym
- Triple Glazed Windows
- Re-engineered Oak Flooring Downstairs
- Sought-after Village Location
- Bathroom & Separate En-Suite
- Superbly Fitted Eat- In Kitchen
- Private Off Street Parking For Three Vehicles

A modern family home finished to an exceptionally high standard, featuring triple glazing, new fire doors, and a Nest heating thermostat, all contributing to its insulation and overall energy efficiency, Located in the sought-after village location of Northchapel, this property boasts the benefits of modern living whilst enjoying the charm and serenity of village life. The accommodation comprises an entrance hall, with custom made coat stand and shoe storage and stair panelling, and a good sized cloakroom. Off the hall is the well equipped painted kitchen with feature plate rack and butlers sink. The dining space with its fitted booth seating and storage under completes the space. The sitting room with double doors onto the garden has a light and airy feel, with fitted storage and TV unit to one end.

Upstairs the light-filled landing with its solar-powered skylight leads to the three bedrooms and a family bathroom with the principal bedroom benefitting from an en-suite shower room.

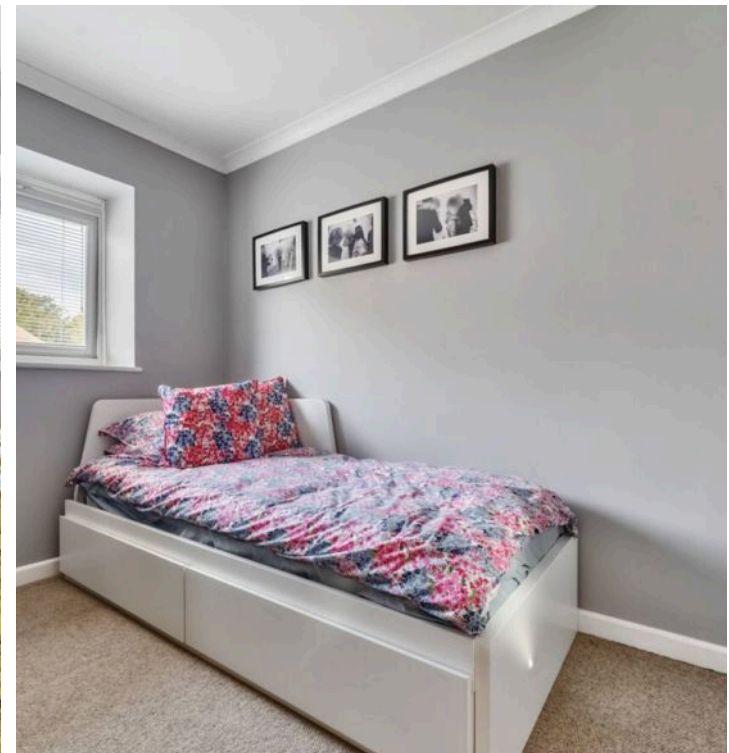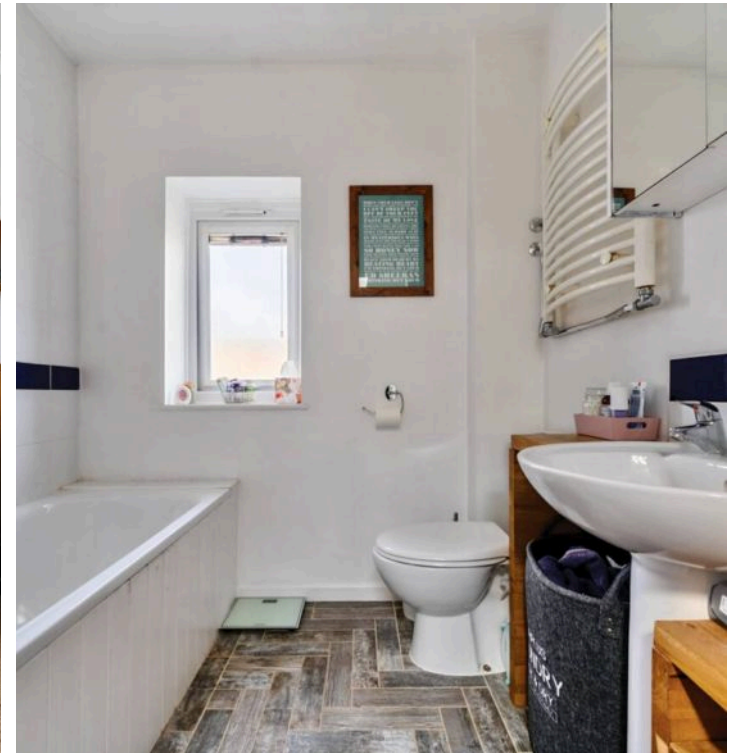# 18a Luffs Meadow

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Outside to the front of the property there is a private gravelled area providing ample space for off-road parking. The rear garden enjoys a private southerly aspect with lawn and fabulous decked entertaining space and outdoor barbeque / kitchen. There is a modern garden room, currently being used as a home gym, with bi-fold doors onto the lawn. The garden also has useful side access leading to the front of the property.

Mains: Electric, Water and Drainage

West Sussex C.C Tax Band: C (£2085.32)

EPC RATING: C

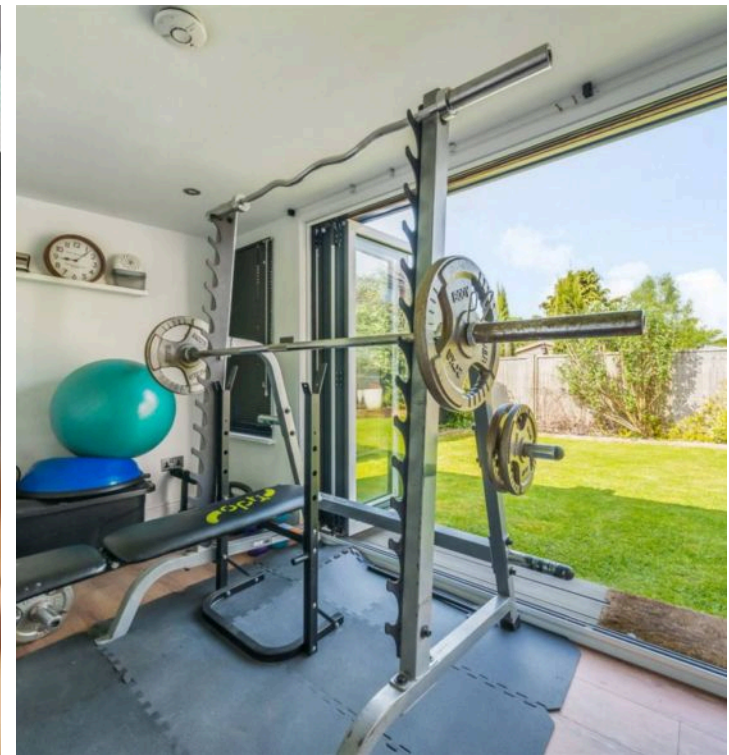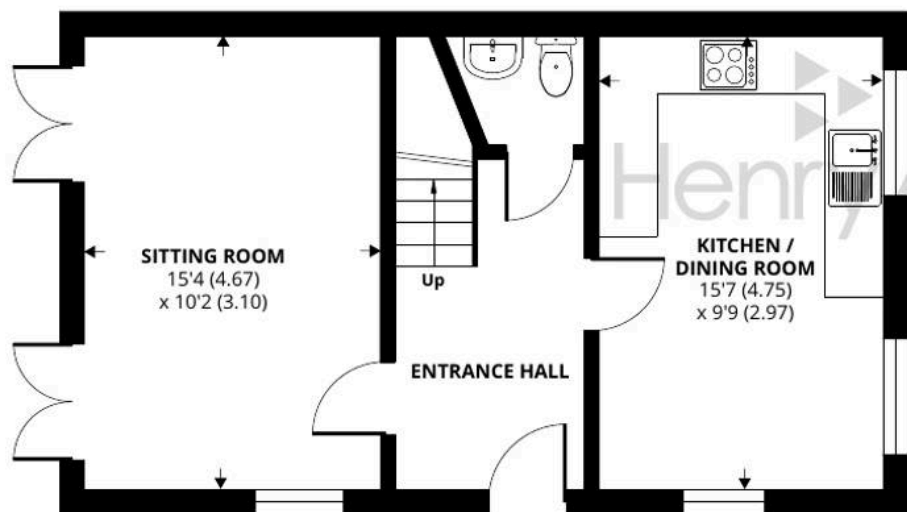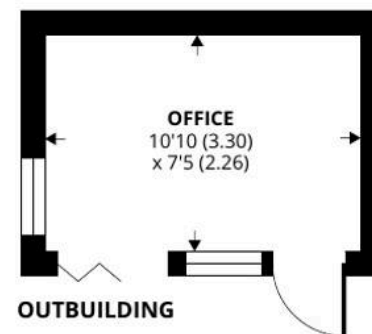SATNAV: **GU28 9HN //** What3Words: raven.dating.means
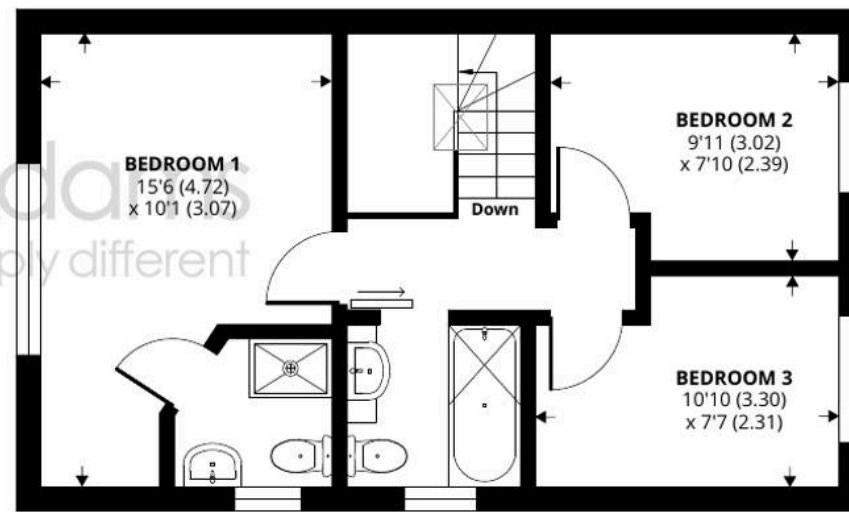
18a Luffs Meadow

Northchapel

Idyllically located in the heart of Northchapel, This delightful village has a first school, church, 1 public house and a post office/village shop and is surrounded by open countryside. Northchapel lies approximately 6 miles to the south east of Haslemere which has an excellent range of shops, restaurants and coffee houses. The town also benefits from a Waitrose and M&S Foodhall and excellent leisure facilities including The Haslemere Leisure Centre. The main line station at Haslemere offers a fast service to London Waterloo in around 49 minutes. Chichester City with its excellent shopping and Cathedral and renowned yacht basin is approximately 18 miles distant. Guilford is 16 miles north with Surrey University and its popular shopping centres and arts theatres.

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OFFICE
10'10 (3.30)
x 7'5 (2.26)

OUTBUILDING

SITTING ROOM
15'4 (4.67)
x 10'2 (3.10)

Up

ENTRANCE HALL

KITCHEN / DINING ROOM
15'7 (4.75)
x 9'9 (2.97)

GROUND FLOOR

BEDROOM 1
15'6 (4.72)
x 10'1 (3.07)

Down

BEDROOM 2
9'11 (3.02)
x 7'10 (2.39)

BEDROOM 3
10'10 (3.30)
x 7'7 (2.31)

FIRST FLOOR

Luffs Meadow, Northchapel, Petworth, GU28

Approximate Area = 854 sq ft / 79.3 sq m
Outbuilding = 80 sq ft / 7.4 sq m
Total = 934 sq ft / 86.7 sq m
For identification only - Not to scale

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