



2 Hayfield Cottages
Loxwood Road, Alfold, GU6 8HW
Asking Price: Offers in Excess of £500,000

ROGER COUPE
LAND & NEW HOMES

*** Three double bedrooms * Three bathrooms * Ready to move into * Under floor heating on the ground floor *
* Stone Patio and good size south facing garden * Carport & Parking space * Superfast Fibre broadband *
* 10 Year Home Warranty scheme * EPC Rating: C ***

An attractive newly built terraced three bedroom cottage, offering a spacious arrangement of accommodation arranged over three floors. This pretty village development of just 8 properties has proved extremely popular with the new residents, incorporating as it does a newly opened café/deli called 'Stretched and Fired' and a children's play area set around a village green.

Moving to the property the front door with canopied entrance porch opens to an entrance hall which leads into a sitting room with under stairs storage cupboard and oak engineered flooring with under floor heating continuing through via a wide square arch to the stylish kitchen/dining room featuring double patio doors to the garden. The kitchen comprises a comprehensive range of white units under granite work surfaces, having integrated Bosch appliances including; hob, oven and microwave, integrated dishwasher, fridge and freezer. Off the kitchen there is a utility room with sink, integrated washing machine, tumble dryer and a gas fired boiler for heating and hot water. A cloakroom completes the ground floor.

Stairs rise to the first floor landing with built in storage cupboard and separate linen cupboard. There are two bedrooms on this floor including the principal bedroom featuring an en suite shower room, a further bedroom with rear aspect and a family bathroom. continuing to the top floor there is particularly versatile room with en-suite that could be used as a guest room or a home office for anyone needing to work from home. The house further benefits from solar assisted electricity and a superfast fibre broadband connection capable of download speeds in excess of 500 mbps.

Outside, there is a pretty front garden with flower and shrub borders set behind low brick walling. The rear garden is a lovely feature of the property being of good size and enjoys a bright southerly aspect. There is a gate at the foot of the garden leading to a bin storage area and car port with adjoining parking space. Provision for car charger if required.

The property is offered for sale with a 10year ICW build warranty, and there will be a £1000 pc sum for fitted wardrobe cupboards. The property is now built and ready for occupation. There will be an annual management charge yet to be agreed by the residents.

We highly recommend a visit to appreciate the accommodation on offer.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Sitting Room: 14' 11" x 14' 8" (4.55m x 4.46m) ~ Kitchen/Dining Room: 14' 8" x 12' 6" (4.47m x 3.80m) ~ Utility/Boot Room

First Floor: Bedroom 1: 16' 2" x 11' 3" (4.92m x 3.44m) ~ En-suite Shower Room ~ Bedroom 2: 13' 1" x 11' 3" (3.99m x 3.44m) ~ Family Bathroom

Second floor: Guest Bedroom / Home office: 15' 0" x 14' 9" (4.58m x 4.49m) ~ En-suite Shower Room

Outside: Services: Generous garden ~ Carport & Parking space ~ Services: Calor gas, mains; electric (solar assisted), water and drains

Directions: From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right signposted Alfold and Loxwood and immediately left onto the Loxwood Road and continue on until entering Alfold Village where the cottage can be found on the right hand side. Parking is to the rear accessed from Chapel Field Close.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

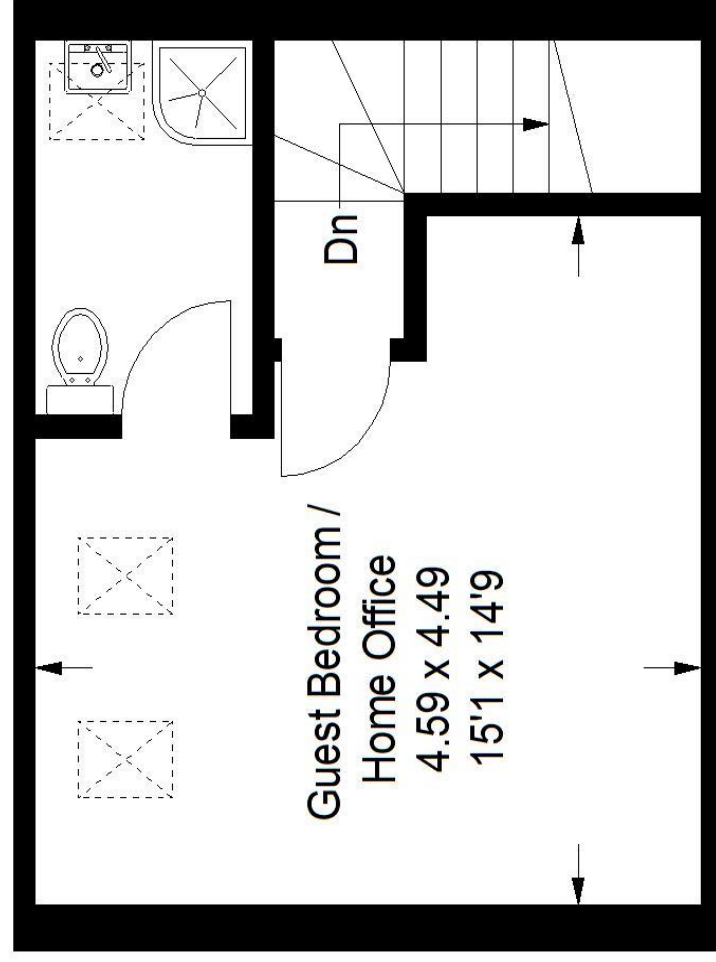
Local Authority: Waverley Borough Council. **Tax Band:** E

Loxwood Road, Aifold

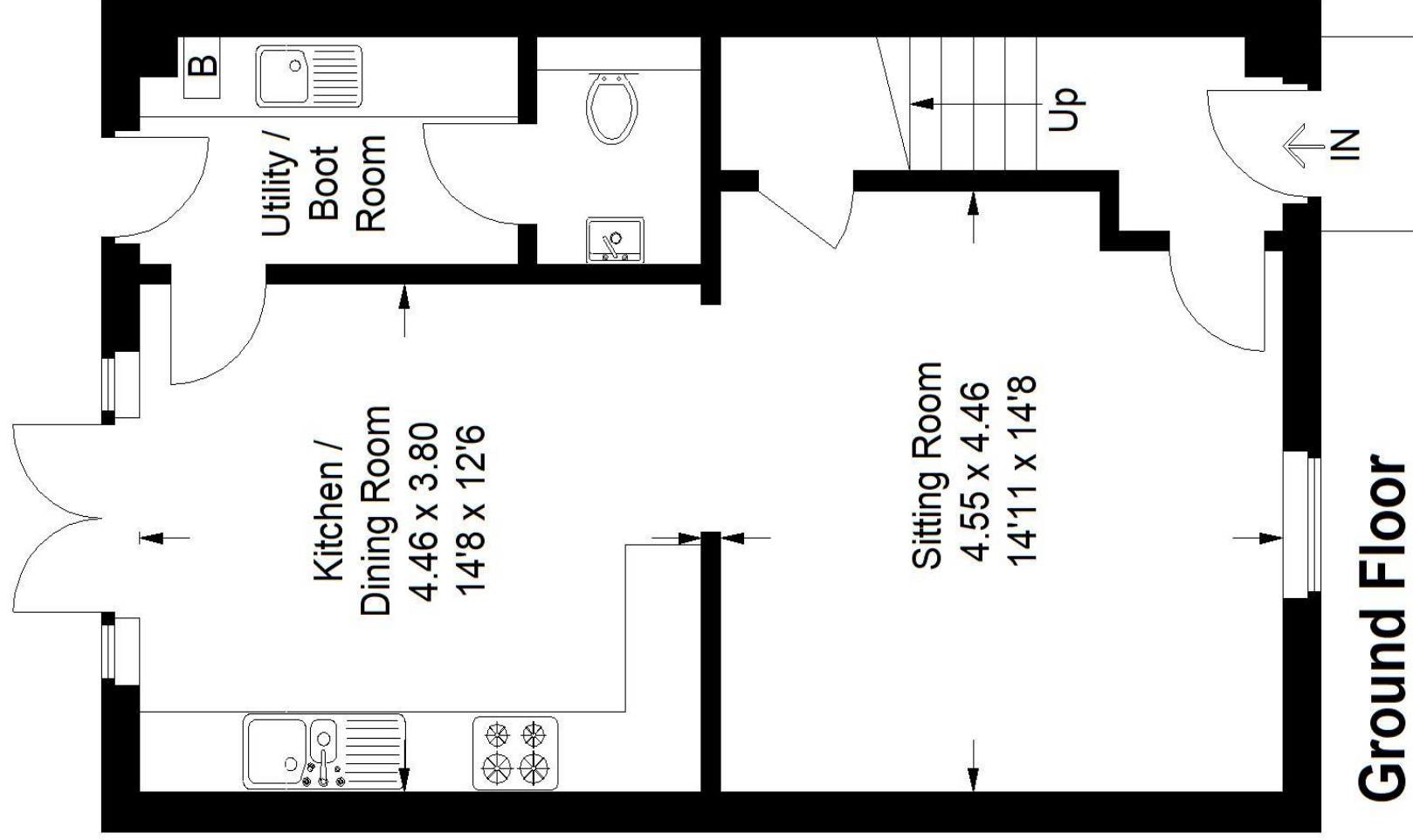
Approximate Gross Internal Area
 Ground Floor = 51.8 sq m / 557 sq ft
 First Floor = 51.1 sq m / 550 sq ft
 Second Floor = 26 sq m / 280 sq ft
 Total = 128.9 sq m / 1387 sq ft



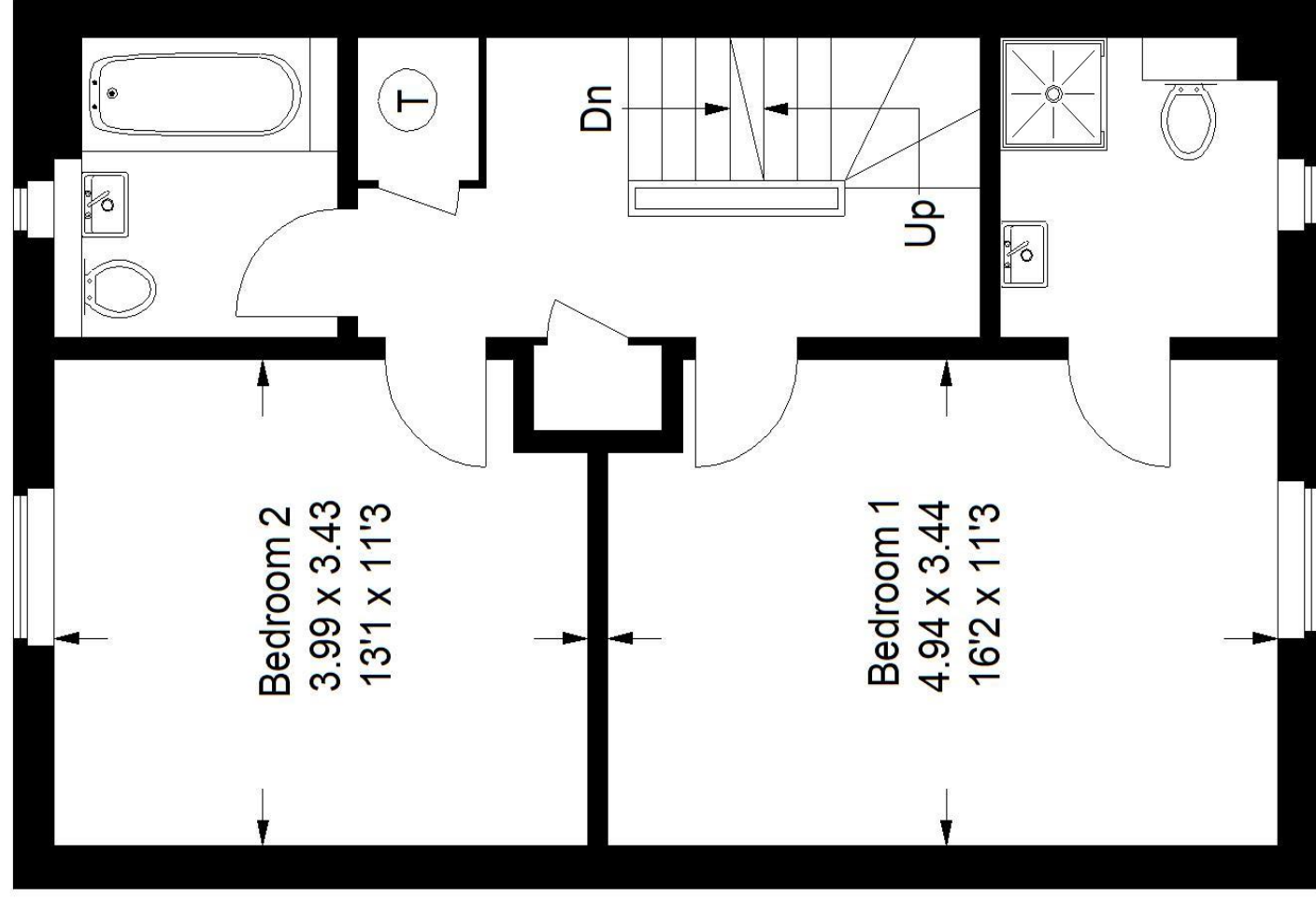
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Second Floor



Ground Floor



First Floor



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CAR PORT AND PARKING SPACE TO REAR



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