



**Avondale**  
**Loxwood Road, Alfold, GU6 8HG**  
**Asking Price: £575,000 Freehold**

**ROGER COUPE**  
*your local property experts*

1991-2021  
**30**  
YEARS

**\* Detached chalet style home \* Three bedrooms \* Two reception rooms \* Open aspects to the front over the village sports ground with distant views to the hills beyond \* No onward chain \* EPC Rating: F \***

**An individual detached chalet style home offering an adaptable arrangement of accommodation situated on the semi-rural edge of the village, with lovely aspects across the road over the village playing fields and to the hills beyond. The accommodation is arranged over two floors having a reception hall with wet room style shower off, sitting room, kitchen, dining room and study/bedroom three on the ground floor. Stairs rise to the first floor, where there are two good sized double bedrooms with a Jack and Jill ensuite cloakroom with WC and basin. These first floor bedrooms have plenty of fitted wardrobe cupboards and eaves storage cupboards.**

**Outside, there is plenty of off-road parking leading to a double garage with garden store and boiler room to the rear. Access to the rear garden which is mainly laid to lawn, with flower and shrub borders around and a patio area. The area over the double garage gives great scope to further enlarge the property subject to the usual planning consents.**

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a general store and post office, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

#### **~ Accommodation ~**

**Ground Floor: ~ Entrance Hall: ~ Kitchen: 11' 4" x 8' 8" (3.46m x 2.64m) ~ Shower Room: ~ Dining Room: 14' 2" x 9' 2" (4.32m x 2.80m) ~ Sitting Room: 17' 10" x 14' 6" (5.43m x 4.42m) ~ Bedroom Three: 9' 9" x 9' 5" (2.97m x 2.88m) ~ First Floor: ~ Bedroom One: 17' 8" x 12' 2" (5.39m x 3.71m) ~ Bedroom Two: 17' 8" x 11' 5" (5.39m x 3.47m) ~ Jack & Jill WC: ~ Outside: ~ Garage: 18' 1" x 17' 8" (5.50m x 5.38m) ~ Garden Store: ~  
**Services:** Calor gas heating, mains water, electricity 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 Avondale can be found after a short distance on the left hand side.

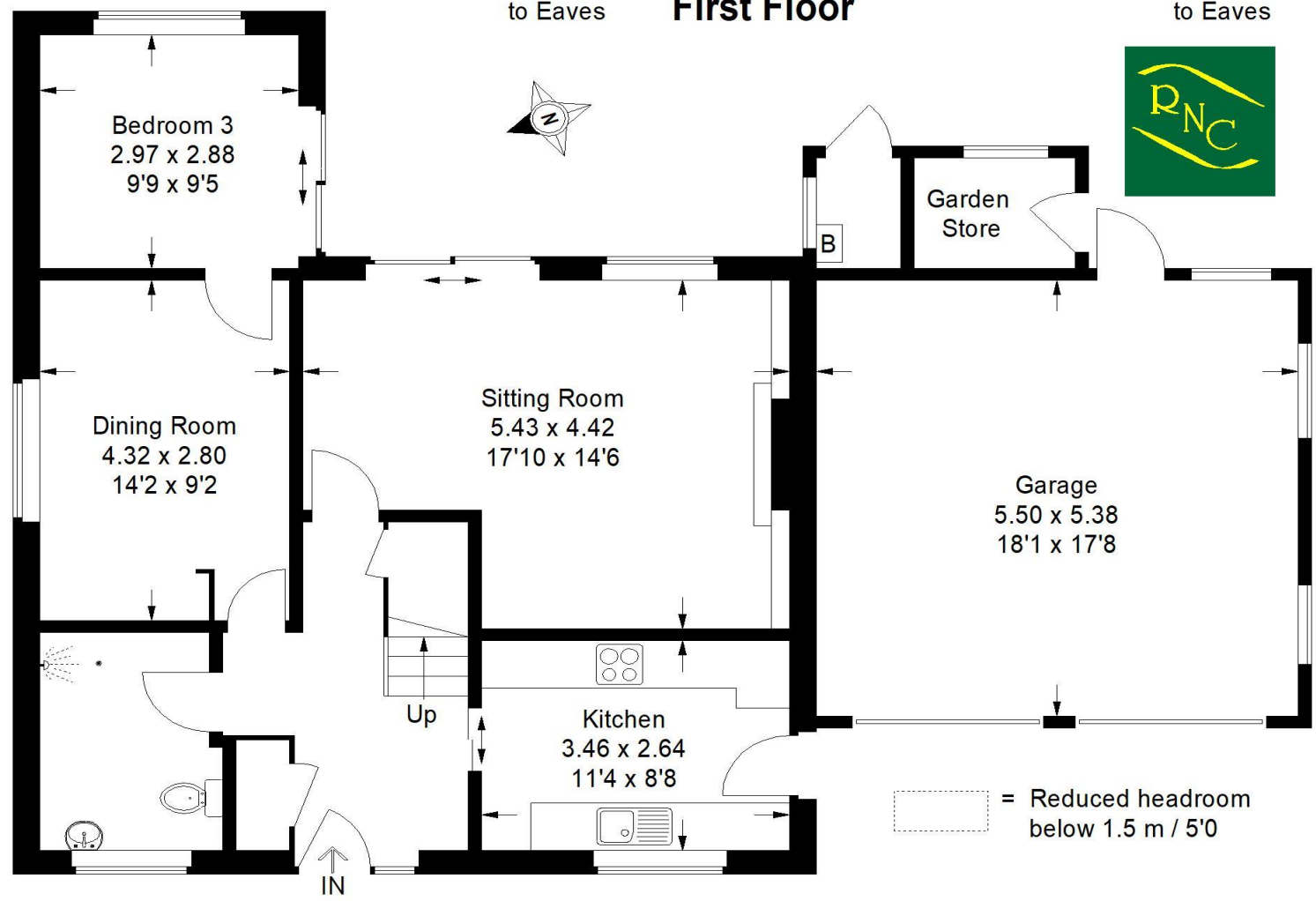
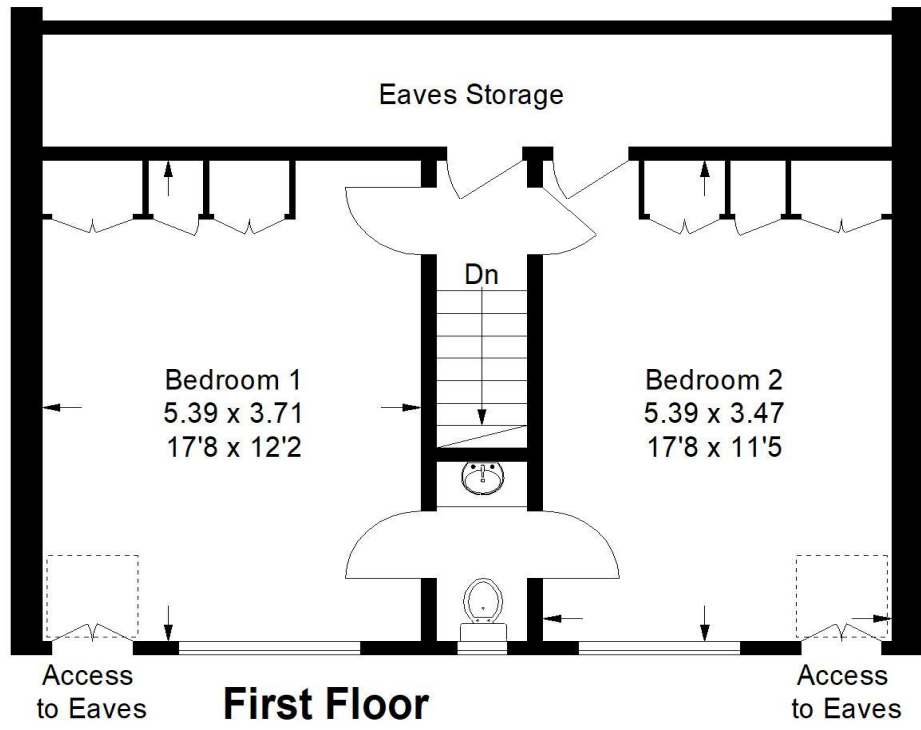
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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: F**

# Avondale, Alfold

Approximate Gross Internal Area  
 Ground Floor = 70.5 sq m / 759 sq ft  
 First Floor = 56.7 sq m / 610 sq ft  
 (Including Eaves Storage)  
 Outbuilding = 34.2 sq m / 368 sq ft  
 Total = 161.4 sq m / 1737 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.



**Ground Floor**



= Reduced headroom below 1.5 m / 5'0





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Est. 1991

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