



**The Gables**  
**Pond Copse Lane, Loxwood, RH14 0XF**  
**Asking Price: Offers Over £750,000 Freehold**

**ROGER COUPE**  
your local property experts

  
ESTATE AGENT  
Est. 1991



**\* Well presented detached home with flexible accommodation \* Four bedrooms and three bathrooms \***

**\* Quiet no through country lane \* Detached home office/studio \* Westerly rear aspect \***

**\* Large driveway and garaging \* EPC Rating: E \***

Set in the heart of Loxwood village down a private lane, this beautifully presented detached home provides contemporary and flexible accommodation. Situated on a large garden plot which is beautifully landscaped, the property is approached via a gravel driveway leading to a detached timber garage with adjoining garden store flanked by beautiful wild flower gardens to the front of the property. The Gables offers bright and airy accommodation with a welcoming reception hall leading to a large sitting room with contemporary style wood effect gas fire place and double doors extending into the front garden. There is a bright and sunny double aspect family room and an impressive open plan kitchen/dining room fitted with modern units under granite work surfaces and aspects over the rear garden. There is a ground floor bedroom suite with modern refitted shower room and a cloakroom and utility room complete the ground floor accommodation. Stairs rise to the first floor where there is a principal bedroom with westerly rear aspects and an en suite shower room, refitted family bathroom and two further bedrooms.

Outside, the gardens are a lovely feature of the property being beautifully landscaped with the rear garden having a newly laid paved patio stepping onto shaped lawns with raised flower and shrub borders around. The rear garden enjoys lovely bright and sunny westerly aspects. In addition, there is a useful outbuilding that could be used as a home office/studio and has a cloakroom with WC and basin. We highly recommend a visit to this lovely home to fully appreciate the accommodation on offer.

#### **~ Accommodation ~**

**Ground Floor: ~ Entrance Hall: ~ Sitting Room: 20' 4" x 14' 0" (6.20m x 4.27m) ~ Family/Dining Room: 14' 0" x 12' 0" (4.27m x 3.66m) ~ Kitchen/Dining Room: 34' 4" x 11' 0" (10.46m x 3.35m) ~ Utility ~ Cloakroom ~ Bedroom Two: 12' 0" x 9' 6" (3.66m x 2.90m) ~ En-suite**

**First Floor: ~ Bedroom One: 16' 8" x 12' 0" (5.08m x 3.66m) ~ En-suite ~ Bedroom Three: 14' 0" x 8' 4" (4.27m x 2.54m) ~ Bedroom Four: 10' 10" x 8' 2" (3.30m x 2.49m) ~ Shower Room**

**Outside: ~ Office: 11' 10" x 8' 2" (3.61m x 2.49m) ~ WC: ~ Garage: 17' 5" x 12' 8" (5.32m x 3.86m) ~ Shed: 8' 7" x 6' 0" (2.62m x 1.83m) ~ Workshop: 8' 4" x 6' 0" (2.54m x 1.83m)**

**Services:** All mains services connected

#### **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 and continue to Loxwood Village. On entering the village, after North Hall, take the first turning right into Pond Copse Lane, and The Gables 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:** Chichester District Council. **Tax Band:** G

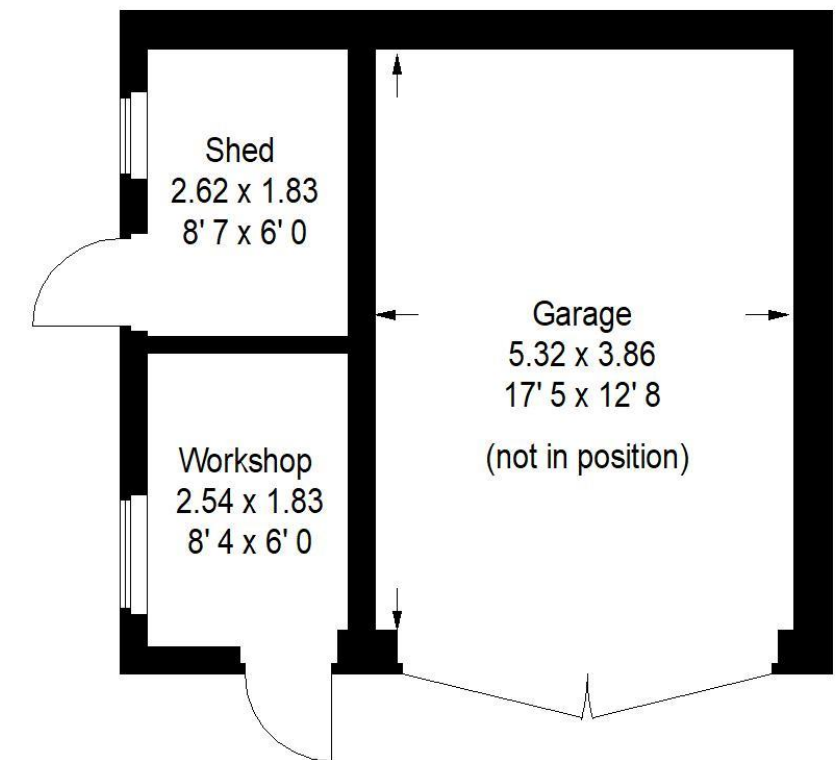
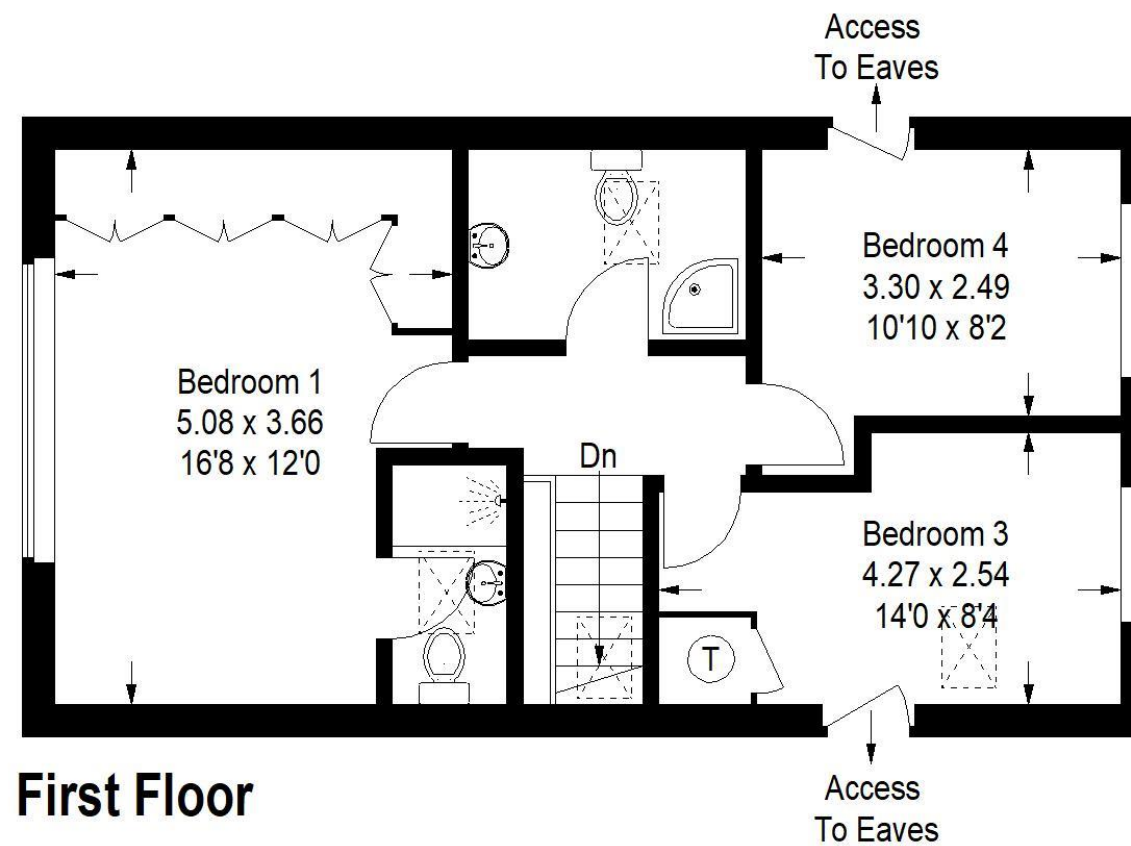
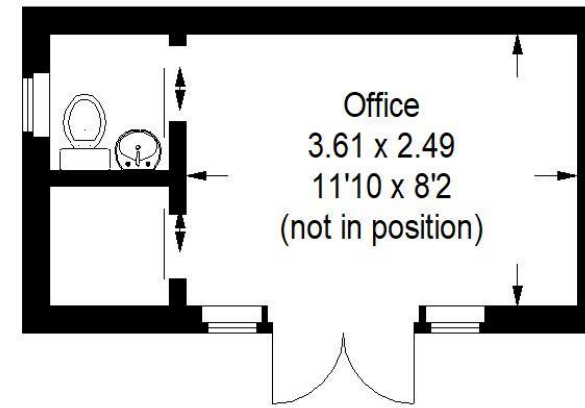
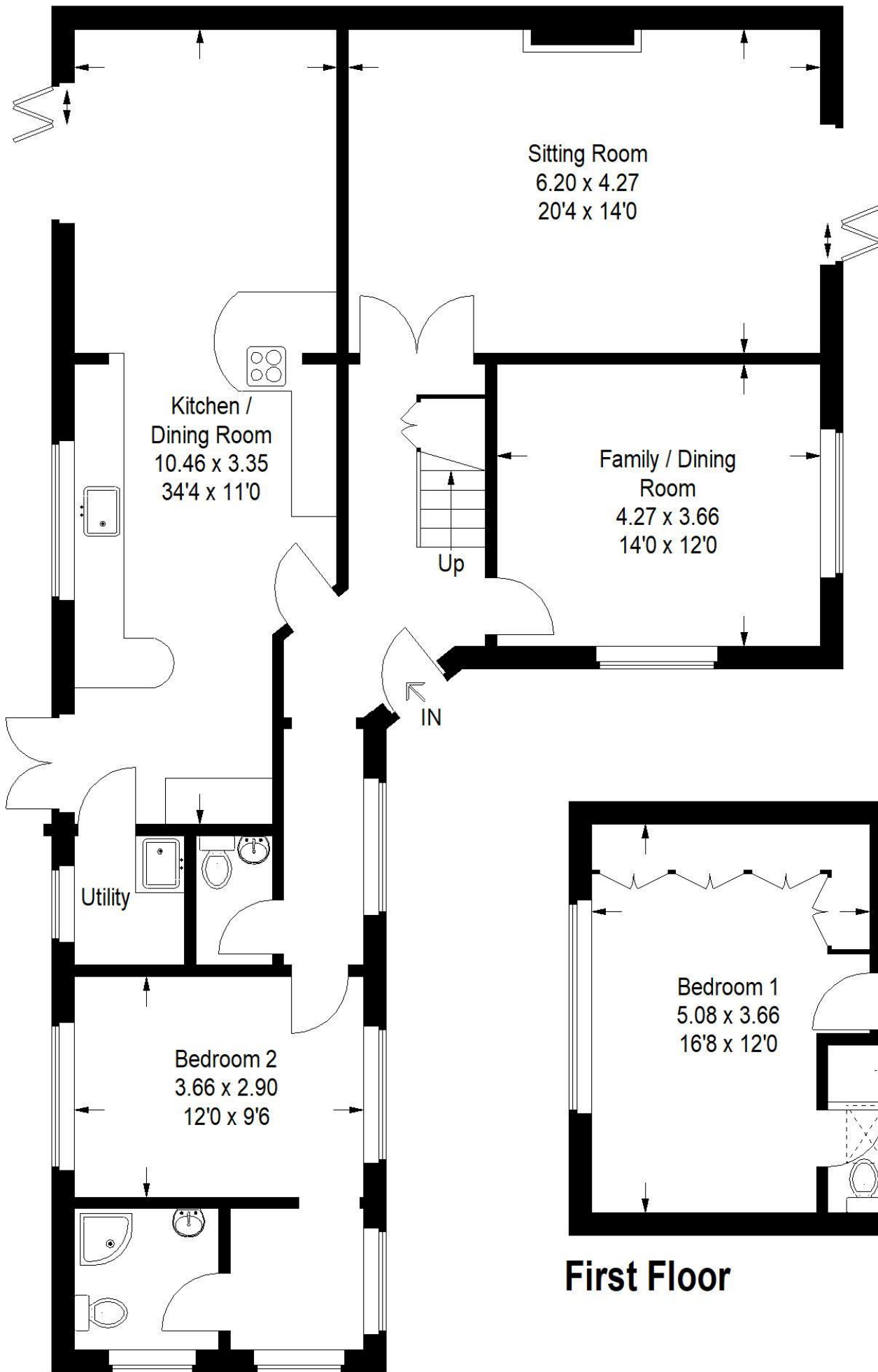
# Pond Copse Lane

## Approximate Gross Internal Area

House = 165 sq m / 1776 sq ft  
 Garage = 32 sq m / 345 sq ft  
 Office = 12 sq m / 130 sq ft  
 Total = 209 sq m / 2251 sq ft



This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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**





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