



Pondside
Vicarage Hill, Loxwood, RH14 0RQ
Guide Price: £1,100,000 Freehold

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ESTATE AGENT
Est. 1991

*** Stunning detached bungalow * Three double bedrooms * Two bathrooms * Large open plan kitchen/dining/family room
* 2,500 sq ft plus self contained annexe * Two double garages * 0.3 acre plot with rural views over farmland *
* EPC Rating: E ***

A substantially improved and extended detached bungalow situated on a wide garden plot on the rural edge of the village enjoying open views over farmland to the rear. The property offers a well presented and adaptable arrangement of accommodation featuring an impressive open plan kitchen/dining/family room with central island unit and bi-folding doors opening to a rear courtyard and garden, there is a sitting room with fireplace and a useful study area. There is principal bedroom with en suite shower room and walk in wardrobe cupboard, two further double bedrooms and a family bathroom.

The property benefits from attractive powder coated grey double glazed windows, newly fitted oil fired boiler and has been re-roofed with attractive slate tiles. Outside, there is a substantial amount of parking and driveway leading to a detached two bay barn style garage and in addition, there is a detached self contained annexe with kitchen/living room, double bedroom with walk in dressing room/gym and shower room. There is a further double garage at the front of the annexe. The gardens extend to the side and the rear of the property with good sized paved patios leading onto areas of lawn all set behind low hedging which afford delightful views over the adjoining farmland. We highly recommend a visit to this super property to fully appreciate the accommodation on offer.

Loxwood is a sought-after village lying close to the Surrey/Sussex border, with local butcher and delicatessen, hairdressers and village store with post office. In addition there is a fine parish church and primary school. The larger village of Cranleigh is approximately 6 miles to the north with a good range of shopping including M&S Food and Sainsburys, a choice of state and private schooling and a leisure centre. Billingshurst is approximately 6 miles to the south with mainline station to Victoria and also offering a good range of shopping, educational and sporting facilities. Loxwood is well situated for easy access to the main towns of Guildford, Haslemere and Horsham, also with main line stations.

~ Accommodation ~

**Entrance Hall: ~ Family Room: 17' 10" x 11' 4" (5.43m x 3.46m) ~ Kitchen/Dining Room: 17' 8" x 17' 2" (5.38m x 5.23m) ~
Sitting Room: 22' 2" x 11' 11" (6.75m x 3.63m) ~ Cloakroom: ~ Study Area: 10' 10" x 9' 11" (3.29m x 3.02m) ~ Bedroom One: 17' 11" x 15' 0" (5.45m x 4.58m)
~ En suite: ~ Bedroom Two: 18' 0" x 12' 9" (5.49m x 3.88m) ~ Bathroom: ~ Bedroom Three: 18' 0" x 12' 9" (5.49m x 3.88m) ~
Annexe: ~ Kitchen/Living Room: 16' 6" x 14' 0" (5.02m x 4.26m) ~ Bedroom One: 12' 1" x 11' 10" (3.69m x 3.60m) ~
Bedroom Two: 10' 0" x 6' 6" (3.06m x 1.99m) ~ Shower Room: ~ Outside: ~ Garage: 17' 9" x 15' 0" (5.42m x 4.56m) ~ Car Port: 20' 2" x 16' 6" (6.14m x 5.03m)
Covered Hot Tub: 17' 5" x 11' 3" (5.31m x 3.42m) ~ Oil Tank/Garden Store: ~
Services: Oil fired heating, main drains and electricity. ~**

Directions:

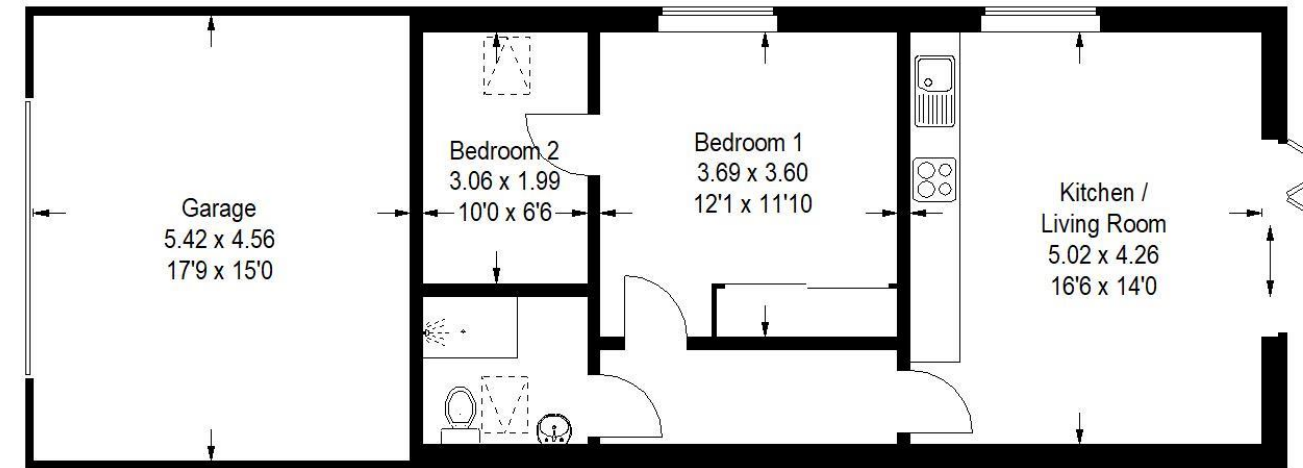
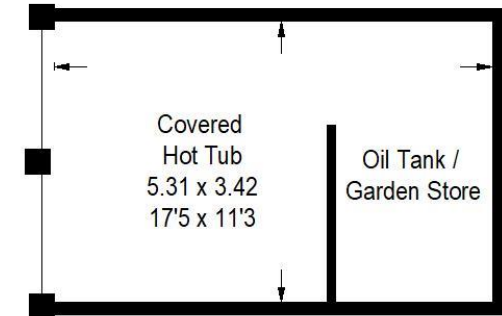
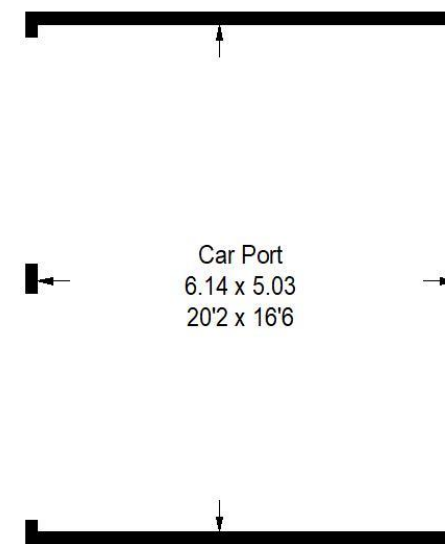
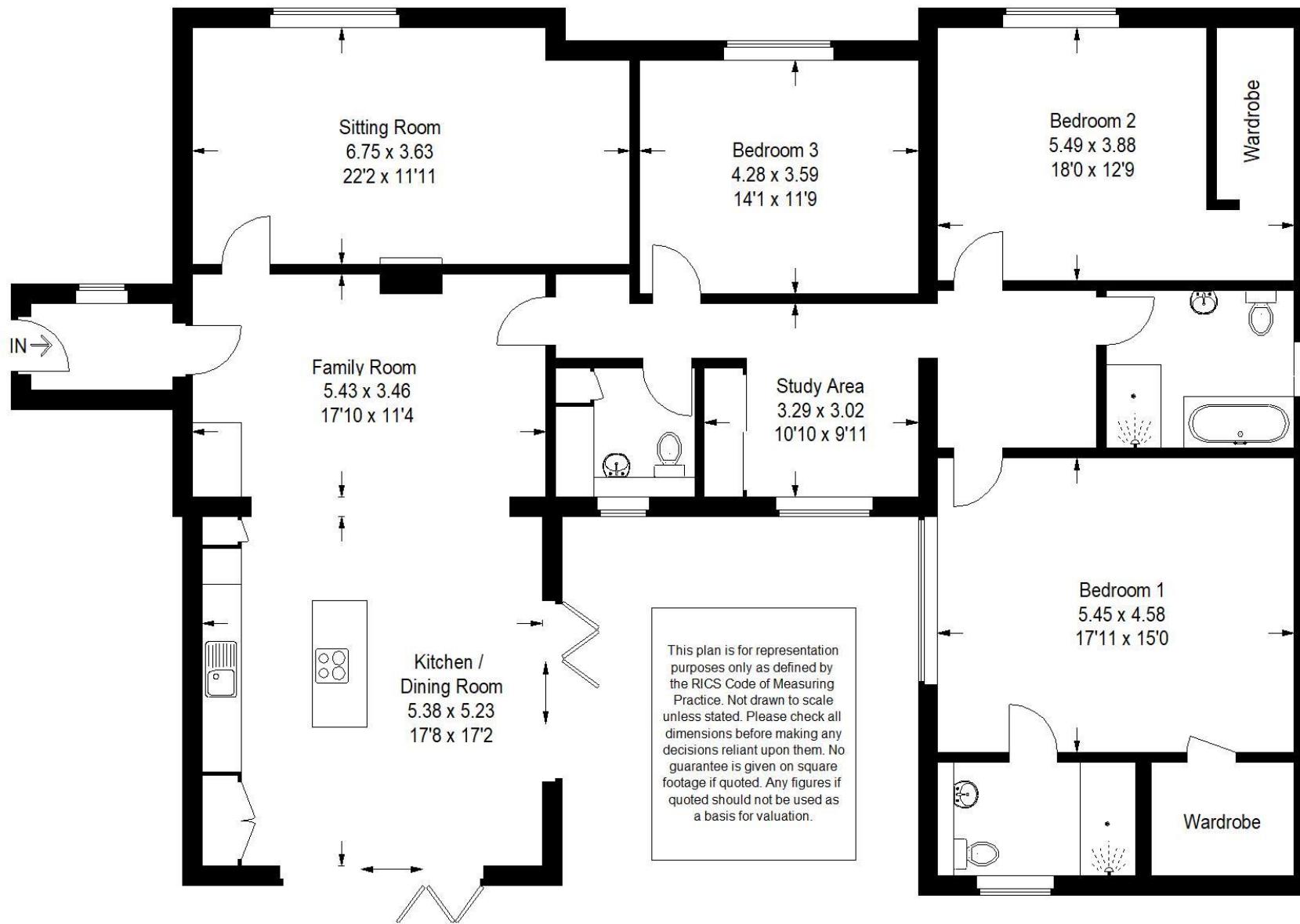
From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right and immediately left, signposted Alfold and Loxwood and continue on and through Loxwood village. On leaving the village, continue for approximately half a mile and Pondsides will be found on the left hand side, just before the turning right to Ifold and Plaistow.

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

Vicarage Hill, Loxwood

Approximate Gross Internal Area = 187.1 sq m / 2014 sq ft
 Annexe (Excluding Garage) = 51.2 sq m / 551 sq ft
 Garage = 24.6 sq m / 265 sq ft
 Remaining Outbuildings = 49.1 sq m / 528 sq ft
 Total = 312 sq m / 3358 sq ft



Annexe

(Annexe and Outbuildings not in position)



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