



The Farmhouse
Loxwood Farm Place, Loxwood, RH14 0RF
Asking Price: £1,495,000

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ESTATE AGENT
Est. 1991

- * **Substantial detached family house** * **Six bedrooms, four bathrooms** * **Three reception rooms** *
- * **Flexible accommodation** * **Central village location with open views to farmland** *
- * **South and west aspects** * **Double garage and extensive parking** * **EPC Rating: D** *

The Farmhouse is an impressive and imposing detached family house built in a classic Georgian style within this small village development twenty years ago. The property enjoys a convenient central village location, yet benefiting from open southerly and westerly aspects over adjoining farmland. The Farmhouse offers a versatile arrangement of accommodation most suited for family living featuring a welcoming reception hall with galleried landing, three reception rooms, large kitchen/dining room on the ground floor with the study and games room having the flexibility of being self contained with a separate spiral staircase to the first floor where there is a double guest bedroom suite. In the main house on the first floor there are five bedrooms and three bathrooms. The property has a lovely bright and airy feel to it with large sash windows enjoying the south and west aspects. Outside, there is a large driveway providing extensive parking and a double garage, side access to the rear garden which is mainly laid to lawn with a wide full width terrace. We highly recommend a viewing 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. There is provision for a new village shop and post office as part of a current planning permission. In addition there is a fine parish church and primary school and two local pubs. 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 ~

Ground Floor: ~ **Entrance Hall:** ~ **Kitchen/Dining Room:** 30' 1" x 12' 6" (9.18m x 3.80m) ~ **Sitting Room:** 24' 3" x 16' 5" (7.40m x 5.01m)
Utility room: 11' 1" x 8' 5" (3.39m x 2.57m) ~ **Cloakroom:** ~ **Study:** 11' 5" x 8' 8" (3.47m x 2.63m) ~ **Games Room/Bar:** 21' 9" x 16' 4" (6.63m x 4.99m)

First Floor: ~ **Bedroom One:** 15' 11" x 12' 6" (4.85m x 3.82m) ~ **En-suite:** ~ **Bedroom Two:** 13' 3" x 12' 6" (4.05m x 3.80m) ~ **En-suite**
Bedroom Three: 12' 10" x 12' 3" (3.91m x 3.73m) ~ **Bedroom Four:** 12' 5" x 11' 1" (3.79m x 3.37m) ~ **Bedroom Five:** 11' 1" x 8' 7" (3.37m x 2.61m) ~ **Bathroom**
Bedroom Six: 16' 4" x 13' 9" (4.99m x 4.19m) ~ **En-suite**

Garage: 18' 1" x 16' 8" (5.52m x 5.09m)

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. Continue through the centre of the village passing John Murray butchers on the left hand side and station road and Loxwood Farm Place can be found immediately on the right. Turn right into the close and The Farmhouse is the third property 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.

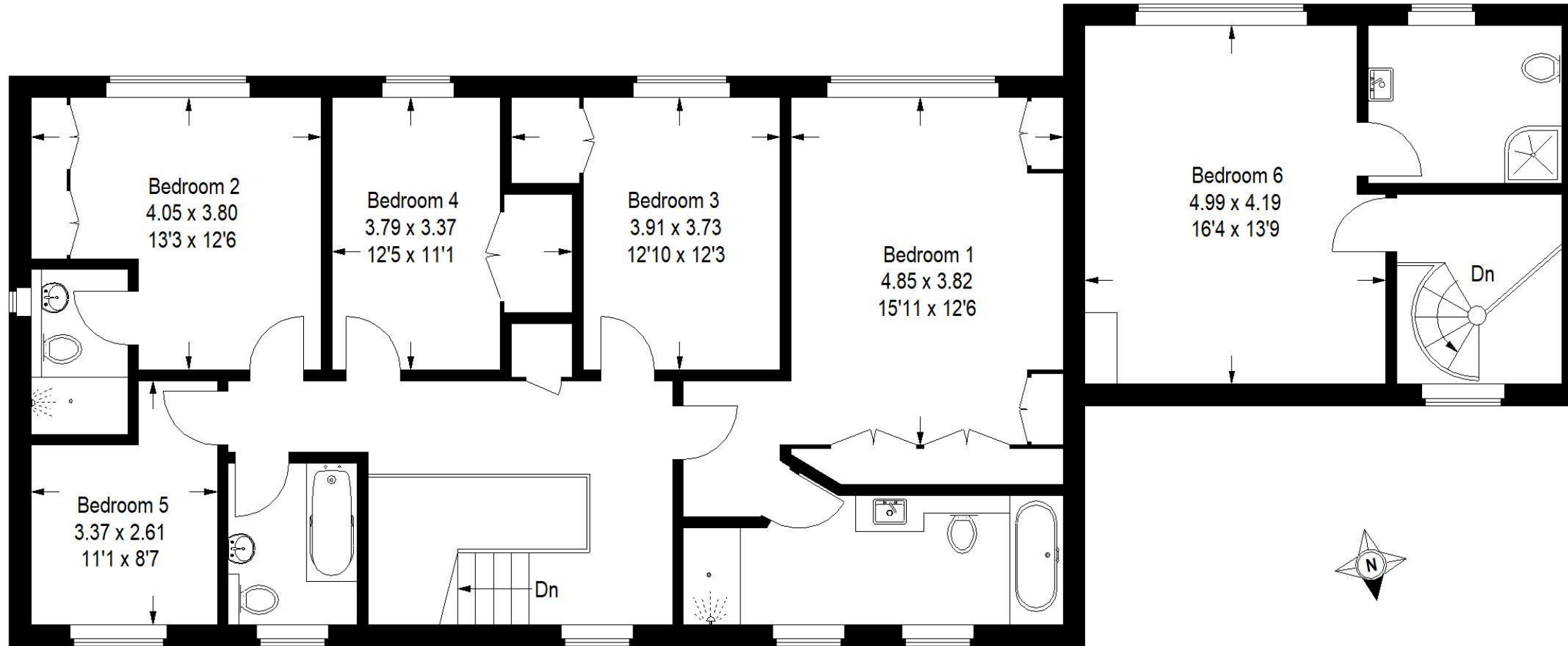
Local Authority: Chichester District Council. **Tax Band:** H

Loxwood Farm Place

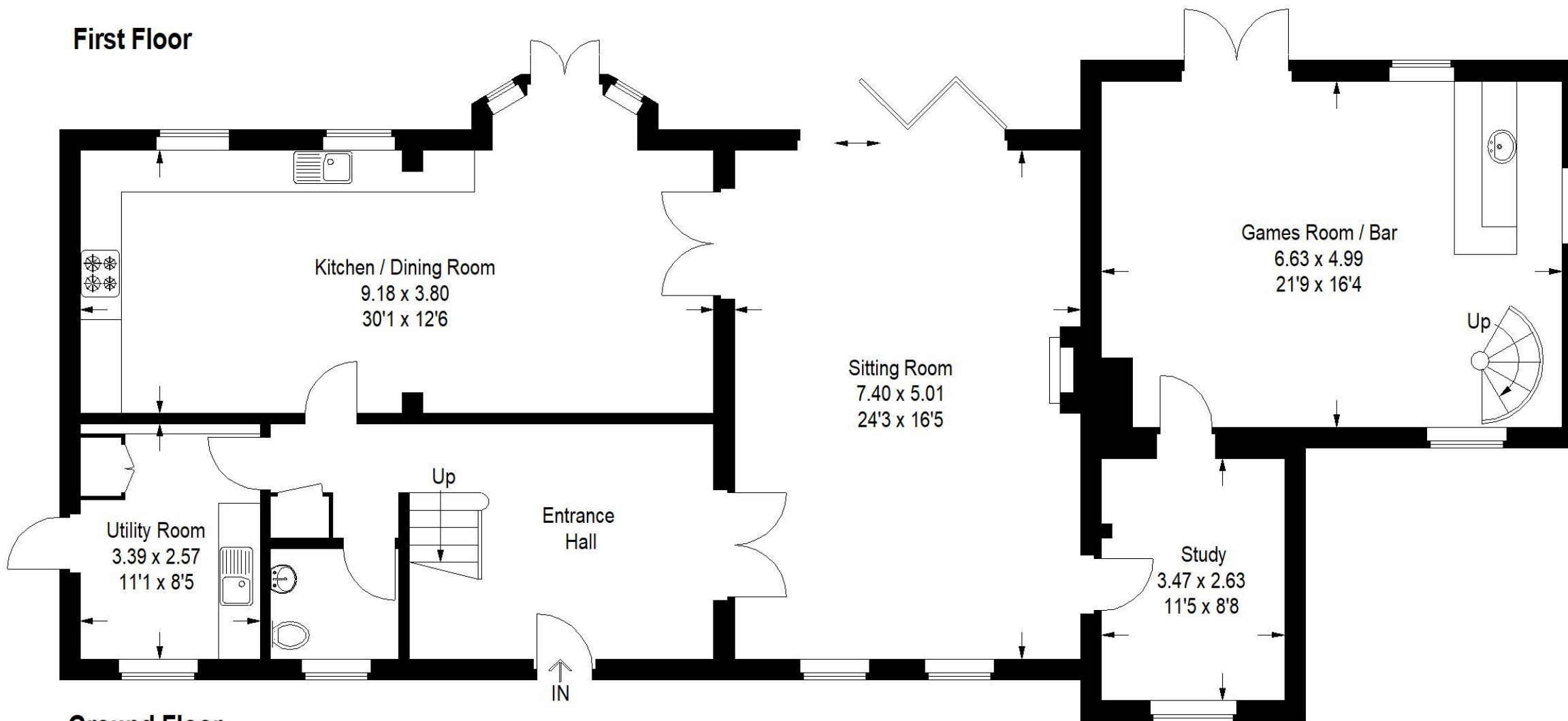
Approximate Gross Internal Area
 = 294.9 sq m / 3174 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Total = 323 sq m / 3476 sq ft



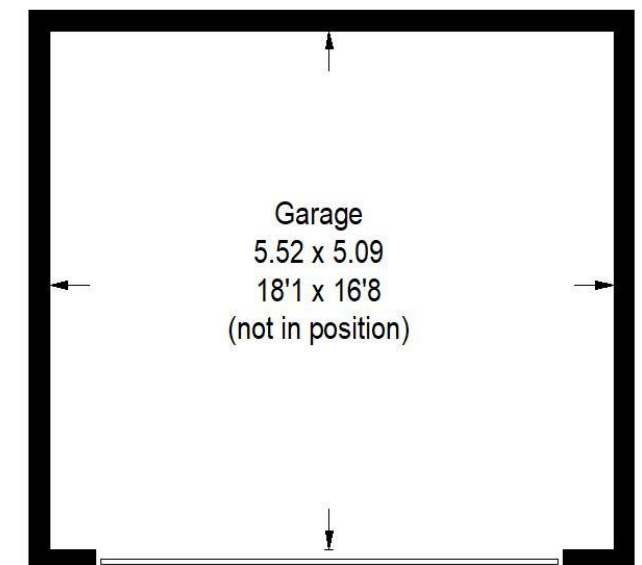
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor



Ground Floor





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