



Four Houses
Guildford Road, Loxwood

ROGER COUPE
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ESTATE AGENT
Est. 1991

*** Grade II listed 3 bedroom period cottage * 4.75 acres of land * Stable block and field shelter * Separate driveway access to paddocks *
* Sand school * Semi-rural setting with bridleways and walks close by * One bedroom annexe * No onward chain ***

**Guildford Road, Loxwood, RH14 0QL
Asking Price: £1,300,000- Freehold**

A beautifully presented three double bedroom Grade II listed period cottage, situated on the semi-rural outskirts of the village in grounds of approx 4.75 acres with equestrian facilities. The cottage itself offers well proportioned rooms with good ceiling heights particularly given the age of the property and features a superb living room with inglenook fireplace which extends to a family room/snug and separate dining room. There is a well appointed fitted kitchen with breakfast room off having double doors to a pretty courtyard for al-fresco dining. A cloakroom and good sized utility room complete the ground floor. On the first floor, there are three double sized bedrooms and a family bathroom, with the principal bedroom having an ensuite cloakroom. However, there is a large walk in cupboard in this room which could be converted into a full ensuite shower room subject to the usual planning consents. Outside, the property is approached via an electric sliding gate to a driveway providing plenty of parking. The formal gardens extend to the side and rear of the property, largely laid to lawn with beautifully tended flower and shrub borders in and around, timber summerhouse and a large paved patio.

The equestrian area immediately adjoins the cottage but also benefits from its own driveway access from the road with hardstanding for a horse box/lorry. There is a stable block with three stables, feed store and tack room and a separate field shelter. There is a converted one bedroom annexe with sitting room, double bedroom and shower room. In addition to the paddocks there is floodlight sand school. Situated on the rural edge of the village, there are beautiful countryside walks and bridleways immediately to hand and we highly an early visit to fully appreciate what is on offer.

Situation:

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 ~

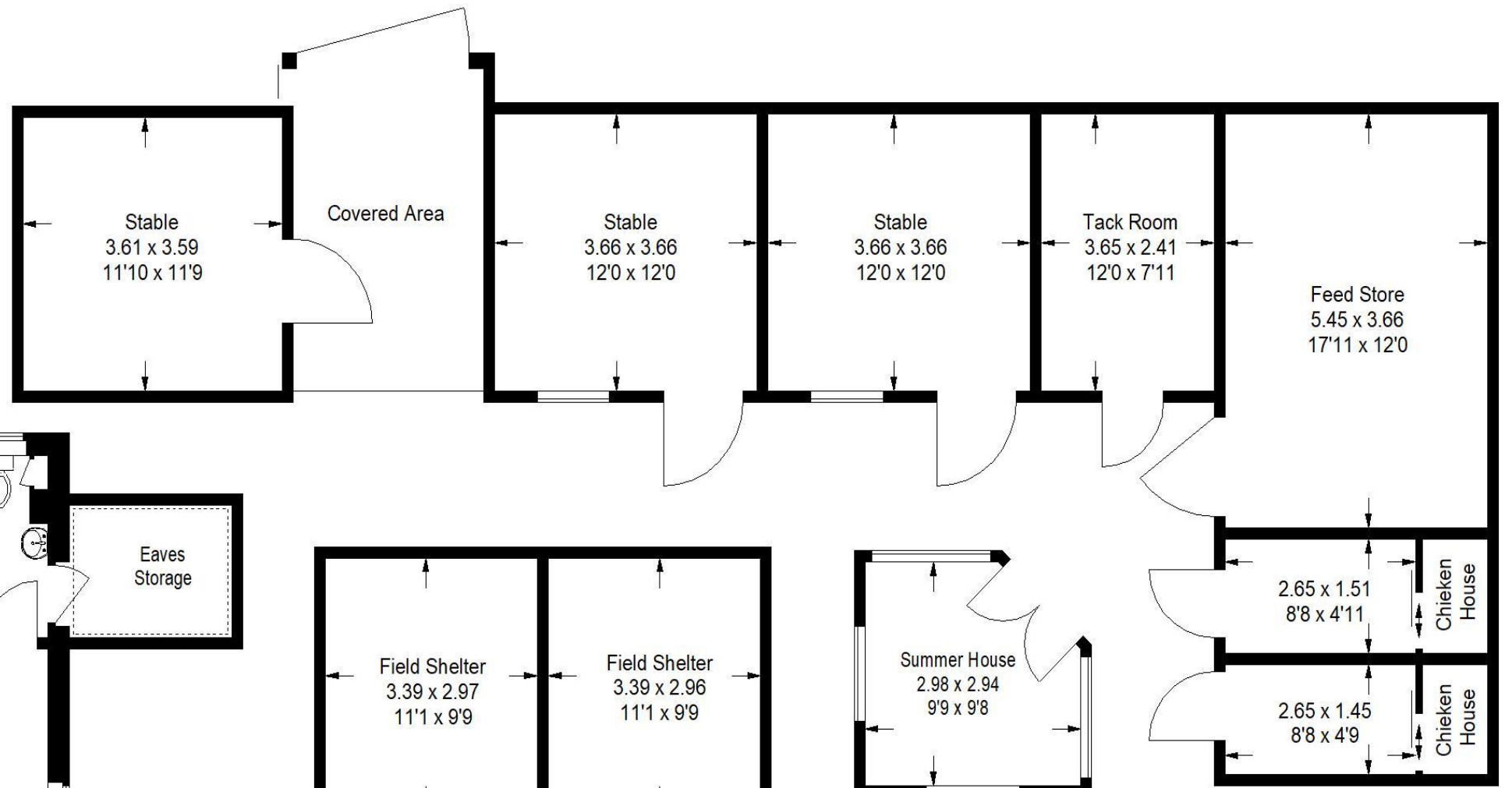
Ground Floor: ~ Entrance: ~ Sitting Room: 24' 7" x 15' 3" (7.50m x 4.65m) ~ Snug/Study: 15' 8" x 8' 2" (4.77m x 2.49m) ~ Dining Room: 15' 6" x 10' 0" (4.72m x 3.05m) ~ Kitchen: 12' 1" x 7' 10" (3.68m x 2.40m) ~ Breakfast Room: 9' 1" x 8' 6" (2.77m x 2.59m) ~ Utility: 11' 10" x 9' 1" (3.60m x 2.76m) ~ First Floor: ~ Bedroom One: 16' 2" x 11' 9" (4.92m x 3.57m) ~ Ensuite Cloakroom and eaves storage: ~ Bathroom: ~ Bedroom Two: 12' 3" x 12' 2" (3.73m x 3.71m) ~ Bedroom Three: 11' 11" x 9' 10" (3.64m x 3.00m) ~ Outside: ~ Summer House: 9' 9" x 9' 8" (2.98m x 2.94m) ~

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, Four Houses can be found immediately on the left hand side.

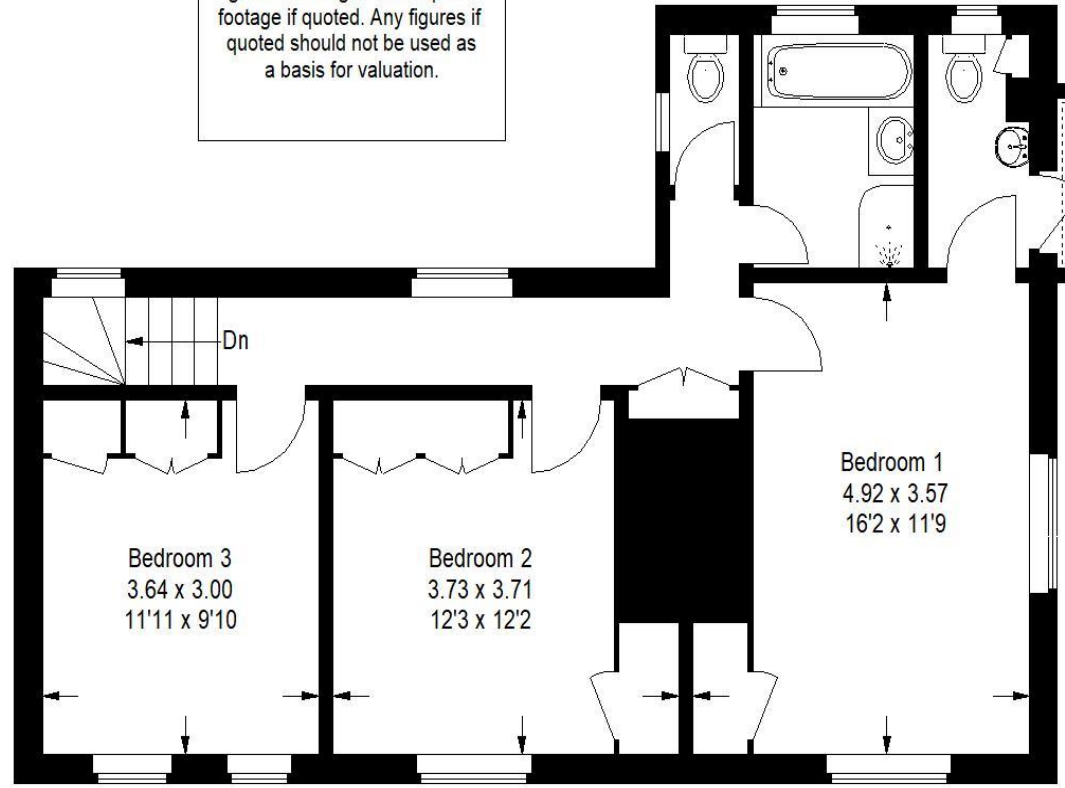
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

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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.

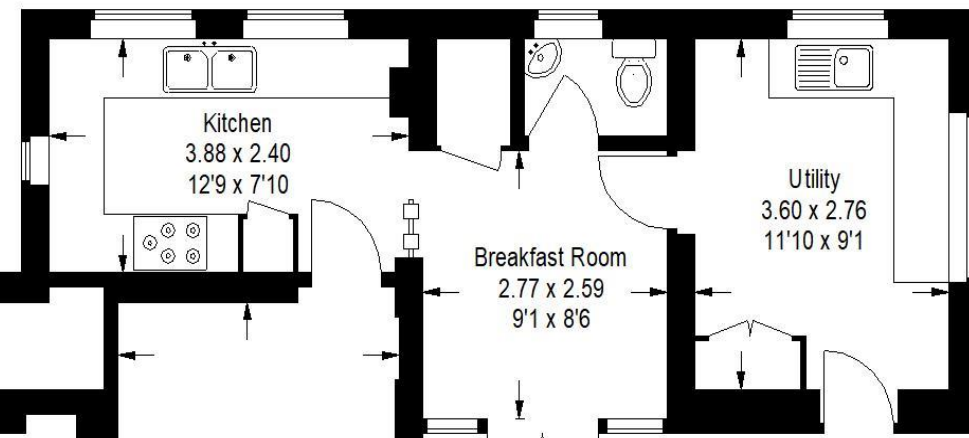


(Outbuildings not in position)

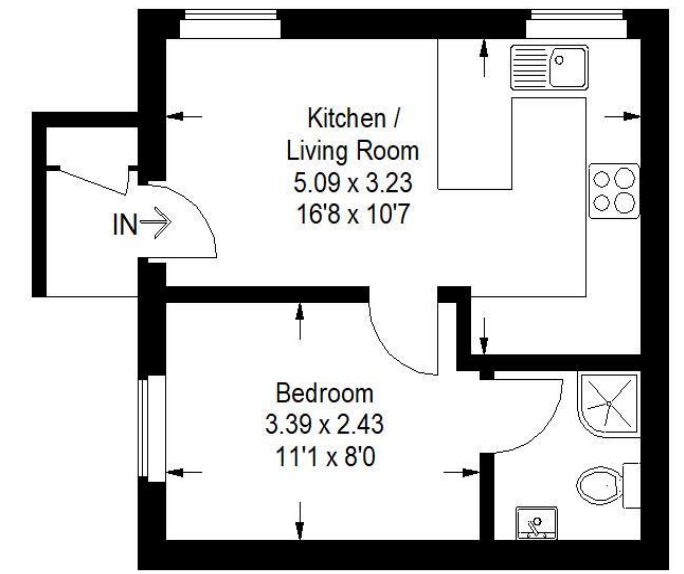


First Floor

Reduced headroom below 1.5 m / 5'0"



Ground Floor



Annex



Approximate Gross Internal Area
 Ground Floor = 98.9 sq m / 1064 sq ft
 First Floor (Including Eaves Storage) = 65.3 sq m / 703 sq ft
 Out Buildings = 137.6 sq m / 1480 sq ft
 Total = 301.8 sq m / 3247 sq ft







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