



The Old Post House
Guildford Road, Loxwood, RH14 0SB
Guide Price £725,000 Freehold

ROGER COUPE
your local property experts

ESTATE AGENT
Est. 1991

*** Individual detached character village home * Six bedrooms * Two Bathrooms ***
*** Huge potential to incorporate former shop into accommodation * Good size west facing garden ***
*** Parking * Cellar * EPC Rating: TBA ***

An individual detached character home situated in the heart of the village offering an adaptable arrangement of accommodation. As the name implies, the property was the former village shop and post office and now has change of use for this space to be incorporated back into the property as residential. Presently, the accommodation comprises of five/six bedrooms and would benefit from the incorporation of the former shop into the ground floor accommodation, providing additional reception space. Outside, there is off road parking for four cars and side access to the rear garden, which is of a good size with paved patio stepping onto lawns with well stocked flower and shrub borders around, all enjoying a westerly rear aspect. It is a particularly interesting property, full of character and offers great opportunity to create a superb village family home and we highly recommend a visit to fully appreciate the potential and 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/Breakfast Room: 13' 0" x 9' 10" (3.97m x 3.00m) ~ Utility Room
Sitting/Dining Room: 19' 2" x 16' 11" (5.83m x 5.16m) ~ Former shop unit: 44' 11" x 10' 6" (13.70m x 3.19m) ~ Store: 12' 10" x 10' 7" (3.92m x 3.22m)
Store: 11' 7" x 11' 3" (3.52m x 3.44m) ~ Cloakroom: ~ Cellar: 13' 11" x 10' 2" (4.25m x 3.09m)**

**First Floor: ~ Bedroom One: 14' 9" x 13' 7" (4.49m x 4.15m) ~ En-suite: ~ Bedroom Two: 15' 0" x 13' 0" (4.56m x 3.97m)
Bedroom Three: 13' 9" x 10' 9" (4.20m x 3.27m) ~ Bedroom Four: 17' 2" x 10' 6" (5.24m x 3.20m) ~ Bedroom Five: 10' 7" x 8' 10" (3.23m x 2.69m) ~ Bathroom**

Second Floor: ~ Study/Bedroom Six: 12' 3" x 9' 4" (3.74m x 2.84m)

Services: Mains electricity, water and oil fired central heating

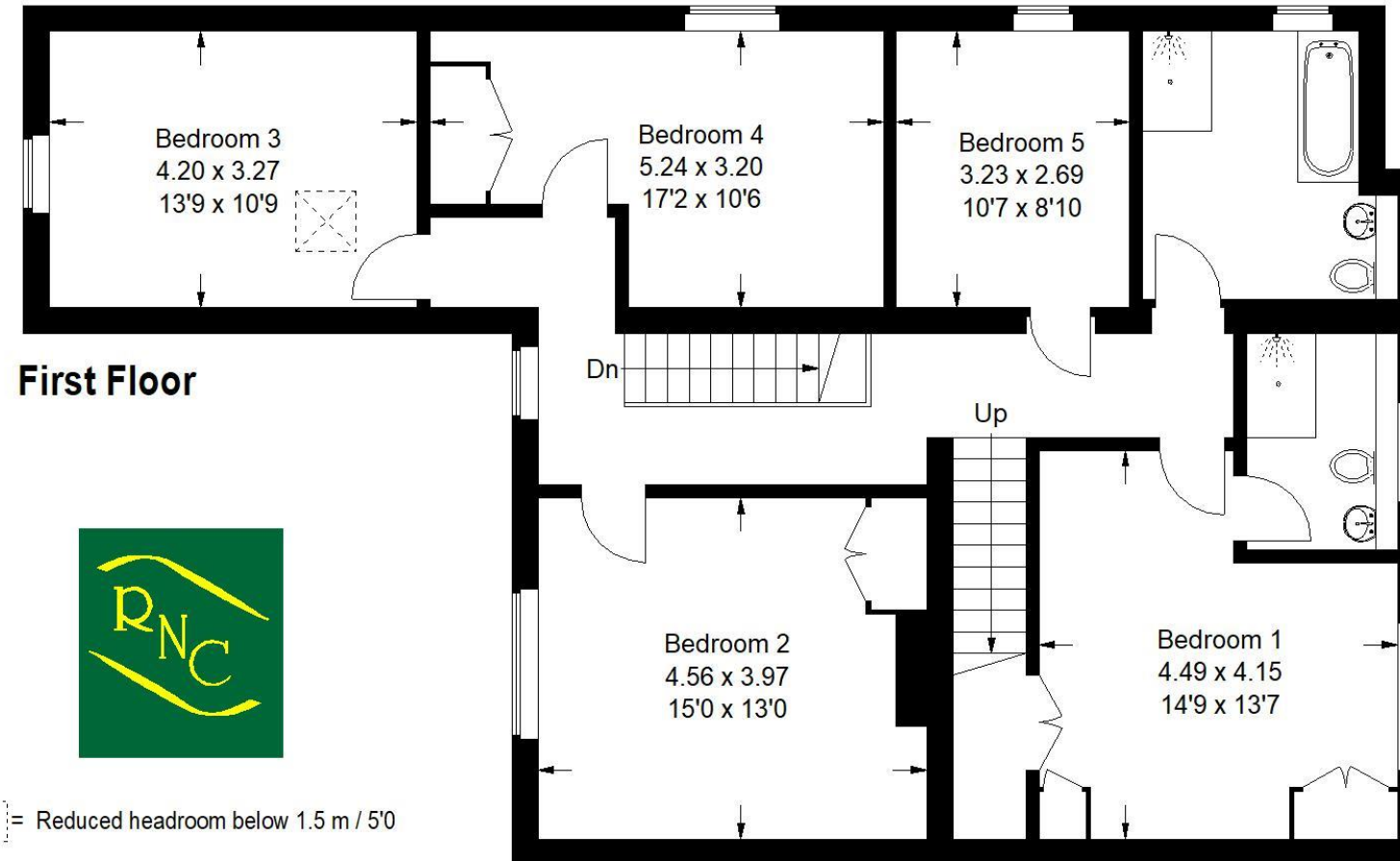
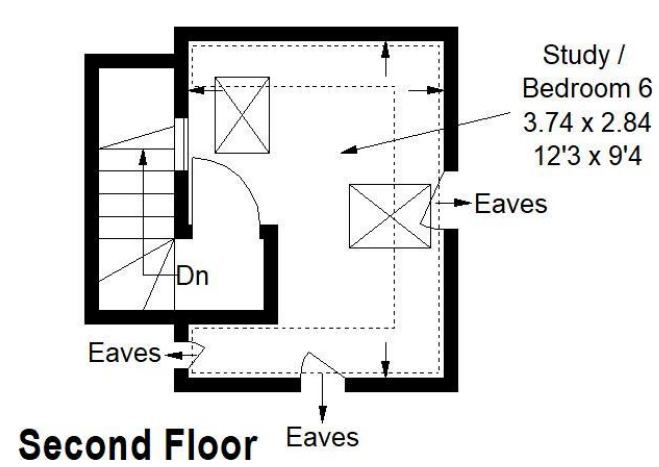
Directions:

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, continue into the village centre and the property can be found on the right.

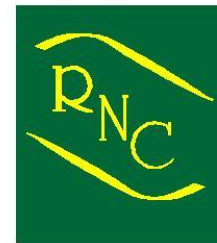
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

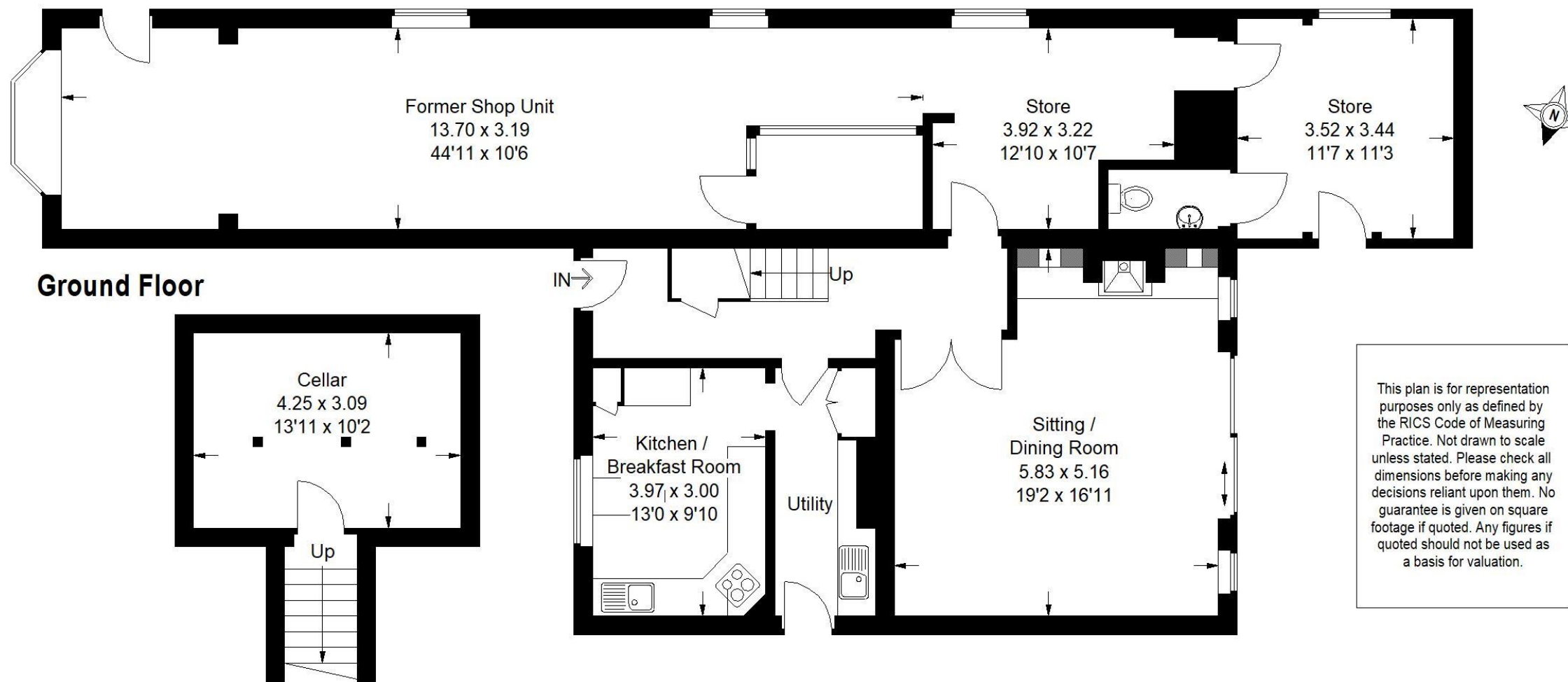
The Old Post Office, High Street, Loxwood



Approximate Gross Internal Area
 Cellar = 15.8 sq m / 170 sq ft
 Ground Floor = 134.2 sq m / 1444 sq ft
 First Floor = 110.3 sq m / 1187 sq ft
 Second Floor = 13.4 sq m / 144 sq ft
 Total = 273.7 sq m / 2945 sq ft



= Reduced headroom below 1.5 m / 5'0



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.



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com