



**Orchard House**  
**Station Road, Loxwood, RH14 0SN**  
**Asking Price: £1,350,000 Freehold**

**ROGER COUPE**  
*your local property experts*



**\* Detached family home \* Four double bedrooms \* Two bathrooms \* Handcrafted kitchen/breakfast room \*  
\* Three reception rooms \* Bespoke fitted wardrobe cupboards \* Grounds of 1.5 acres \*  
\* Potential to extend STPP \* EPC Rating: D \***

**A spacious detached family home situated on a large garden plot of approximately 1.5 acres on the semi-rural edge of the village. The property is approached via a sweeping driveway providing plenty of parking. There is a welcoming reception hall with large double aspect sitting room with fireplace, dining room, study, handcrafted fitted kitchen/breakfast room, cloakroom and utility room. There is a self-contained annexe area with bed/sitting room and shower room and a utility off. Stairs rise to the first floor where there are four good sized double bedrooms with the principal bedroom having an ensuite shower room, separate family bathroom and three bedrooms have bespoke, fitted wardrobe cupboards and bedroom furniture. Outside, there are extensive lawns that extend to the front, side and rear of the property, bordered by established hedging and the rear garden enjoys bright and sunny southerly aspects. The property benefits from oak internal doors and double glazing. This is a very exciting opportunity to purchase a good sized family home, offering huge potential to further extend subject to the usual planning consents and therefore we would highly recommend an early visit 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: ~ Sitting Room: 22' 6" x 16' 11" (6.85m x 5.16m) ~ Dining Room: 17' 3" x 12' 1" (5.26m x 3.68m)  
Kitchen/Breakfast Room: 20' 6" x 13' 2" (6.25m x 4.02m) ~ Study: 11' 10" x 9' 6" (3.61m x 2.90m) ~ Cloakroom: ~ Utility room  
Annexe Room: 17' 0" x 16' 7" (5.18m x 5.05m) ~ En-suite**

**First Floor: ~ Bedroom One: 21' 10" x 12' 0" (6.65m x 3.65m) ~ En-suite: ~ Bedroom Two: 14' 0" x 10' 8" (4.26m x 3.25m)  
Bedroom Three: 14' 0" x 10' 4" (4.27m x 3.15m) ~ Bedroom Four: 14' 0" x 9' 1" (4.26m x 2.77m) ~ Bathroom**

**Outside: ~ Machine Store/Workshop: 29' 9" x 18' 2" (9.08m x 5.54m)**

**Services: Oil fired heating, mains electric, water and drainage**

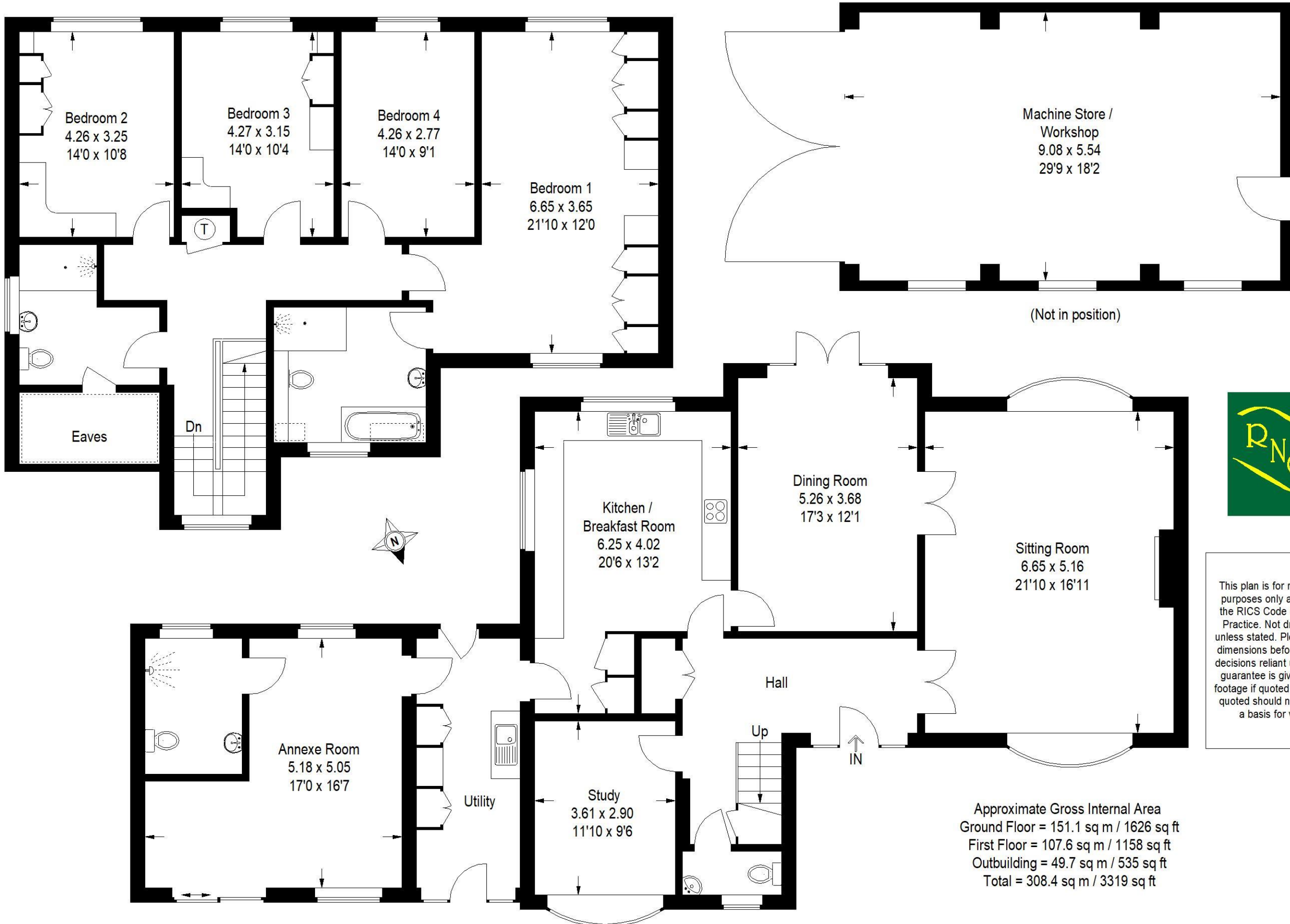
**Directions:**

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, turn left into Spy Lane opposite North Hall and continue to the end of the road with the junction of Station Road and Orchard House can be found directly opposite.

**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**

# Station Road, Loxwood



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.



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