



Oak House
Guildford Road, Loxwood

*** Attractive detached tile hung family home * Five bedrooms * Two bathrooms * Triple aspect sitting room with inglenook fireplace * Kitchen/dining room * South west facing 0.5acre garden plot * Double Garage * Good levels of privacy * No onward chain * EPC: D ***

Guildford Road, Loxwood, RH14 0SF
Asking Price: £975,000- Freehold

A well proportioned five bedroom individual family home with pleasing half tiled elevations situated in the heart of this popular West Sussex village. The property is approached via a good sized gravel driveway leading to a double garage and plenty of parking. There is a most welcoming reception hall with a triple aspect sitting room having an attractive inglenook fireplace, kitchen/dining room with utility room off, family room and cloakroom completing the ground floor accommodation. Stairs rise to the first floor where there are five bedrooms with the principal bedroom having an ensuite bathroom, four further bedrooms and a family bathroom completes the first floor.

Outside, there is plenty of parking and a detached double garage, side access to the rear garden which is a lovely feature of the property with total plot being in excess of 0.5acre enjoying a south westerly aspect. The garden is mainly laid to lawn with adjoining patio with established shrub borders around providing high degrees of privacy. From the lawns there is a timber bridge across a small stream to a further area of garden. The property is well situated for access to local schools and countryside walks are immediately to hand. Oak House is offered for sale with vacant possession we highly recommend an early visit to fully appreciate the accommodation and the property's situation.

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 ~

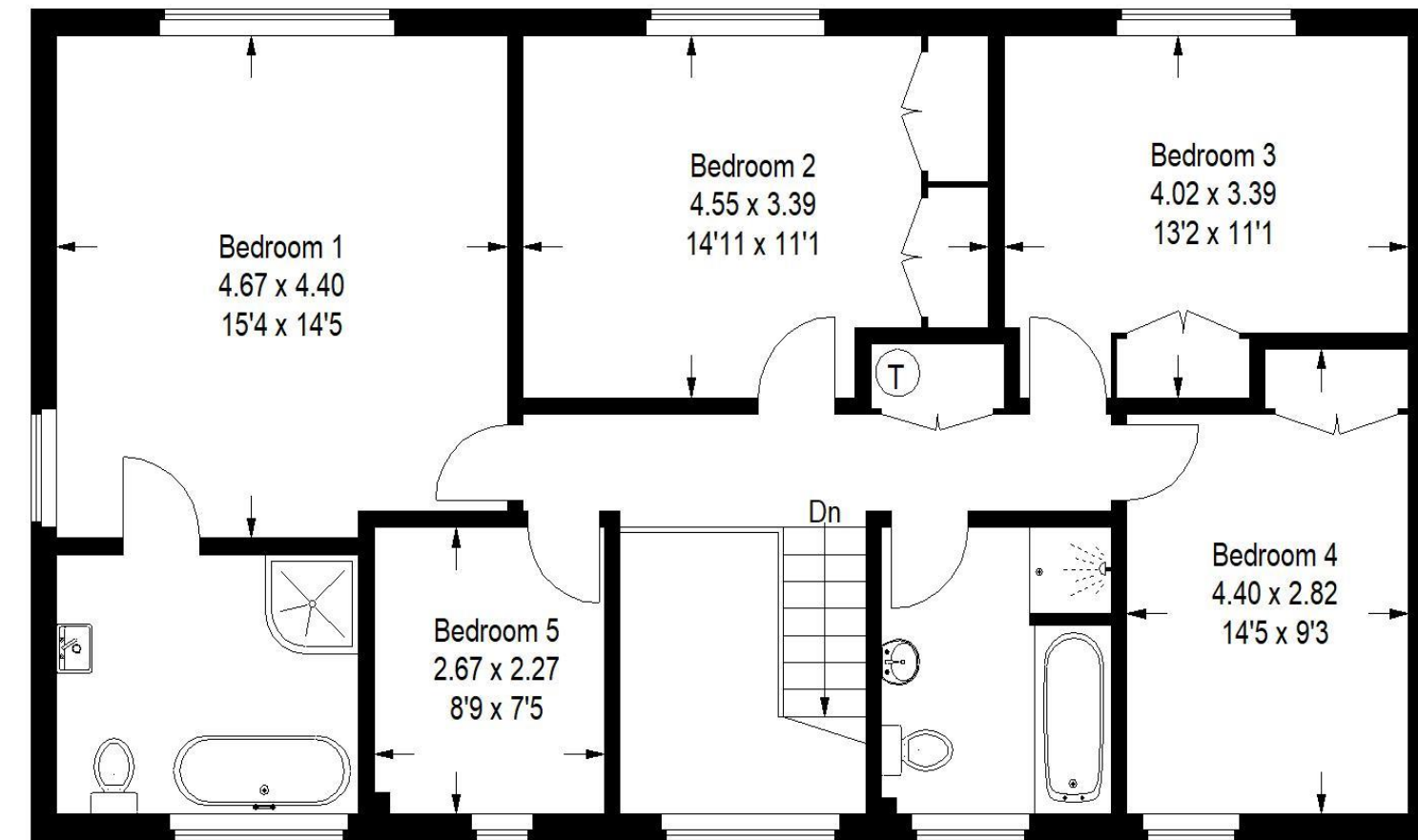
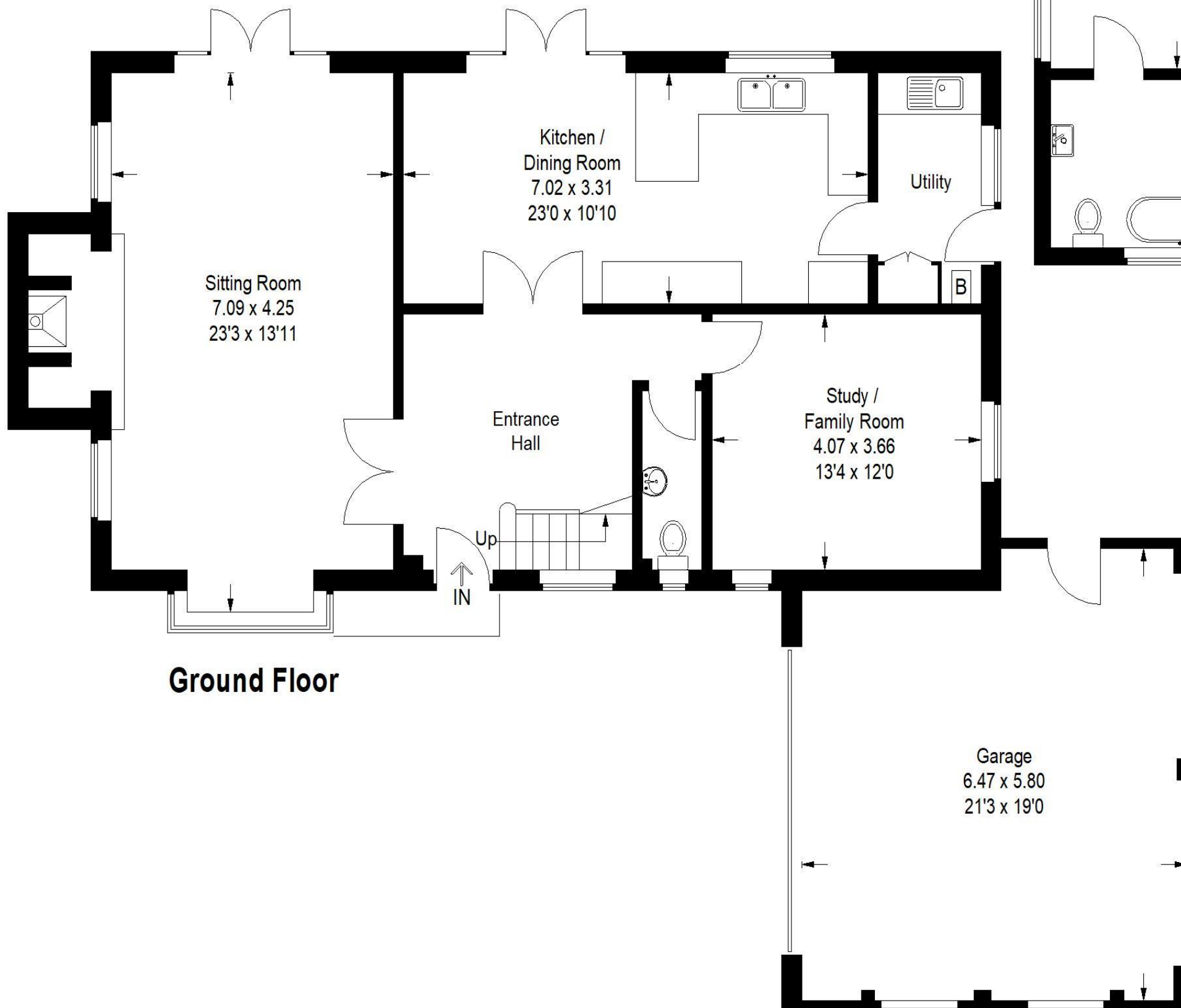
Ground Floor: ~ Entrance Hall: ~ Sitting Room: 23' 3" x 13' 11" (7.09m x 4.25m) ~ Kitchen/Dining Room: 23' 0" x 10' 10" (7.02m x 3.31m) ~ Utility: ~ Study/Family Room: 13' 4" x 12' 0" (4.07m x 3.66m) ~ First Floor: ~ Bedroom One: 15' 4" x 14' 5" (4.67m x 4.40m) ~ Ensuite Bathroom: ~ Bedroom Two: 14' 11" x 11' 1" (4.55m x 3.39m) ~ Bedroom Three: 13' 2" x 11' 1" (4.02m x 3.39m) ~ Bedroom Four: 14' 5" x 9' 3" (4.40m x 2.82m) ~ Bedroom Five: 8' 9" x 7' 5" (2.67m x 2.27m) ~ Bathroom: ~
Outside: ~ Garage: 21' 3" x 19' 0" (6.47m x 5.80m) ~ Services: oil fired heating, mains drains ~

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, passing Spy Lane on the left hand side, the driveway to Oak House can be found immediately past North Hall on the right 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.

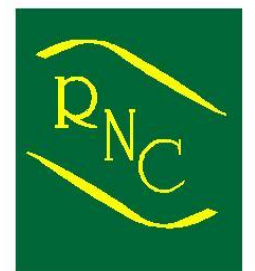
Local Authority: Chichester District Council. Tax Band: G. EPC Rating: .

Guildford Road, Loxwood



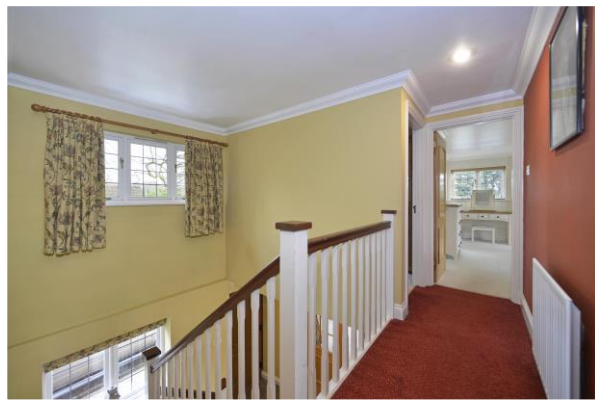
Approximate Gross Internal Area
Ground Floor = 98.8 sq m / 1063 sq ft
First Floor = 95 sq m / 1022 sq ft
Garage = 35.6 sq m / 383 sq ft
Total = 229.4 sq m / 2468 sq ft

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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