



Thistledown
Loxwood Road, Alfold

ROGER COUPE
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ESTATE AGENT
Est. 1991

*** Individual detached family home * Four double bedrooms * Three bathrooms * Three reception rooms ***

*** Grounds of approximately 0.8 acres * Stunning southerly views ***

*** Double garage ***

Loxwood Road, Alfold, GU6 8ET
Asking Price: £1,250,000- Freehold

A well presented individual, four bedroom detached family home situated in the heart of the village on a large garden plot of approximately 0.8 of an acre with stunning southerly views towards the South Downs. The accommodation is arranged over two floors with an entrance porch leading to a welcoming reception hall with cloakroom off, dining room, sitting room with delightful views over the garden and adjoining farmland, study, large family room, kitchen/breakfast room with built in larder, utility room and conservatory housing an indoor resistance swimming pool. On the first floor, there is an impressive master bedroom with a comprehensive range of fitted wardrobe cupboards and an ensuite shower room. A door from the master bedroom leads to a balcony which enjoys stunning southerly views over the garden and adjoining farmland towards the South Downs. There is a guest bedroom suite with ensuite bathroom, two further double bedrooms all having fitted wardrobe cupboards and a family bathroom completing the first floor. Outside, the property is approached via a gravelled driveway leading to an extensive parking and turning area and double garage. The rear garden is a delightful feature of the property, being of good size having extended areas of lawn with well stocked flower and shrub borders in and around and paved patios, enjoying southerly views. We highly recommend a visit to fully appreciate this super family home and its lovely position.

Situation:

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café the Alfold Larder, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Shower Room ~ Dining Room: 13' 5" x 12' 0" (4.09m x 3.65m) **~ Sitting Room:** 17' 11" x 13' 5" (5.47m x 4.08m)
Study: 8' 7" x 7' 7" (2.61m x 2.31m) **~ Family Room:** 19' 0" x 17' 4" (5.80m x 5.28m) **~ Kitchen/Breakfast Room:** 14' 8" x 13' 10" (4.46m x 4.22m)
Utility Room: 12' 8" x 9' 9" (3.87m x 2.97m) **~ Swimming Pool/Conservatory:** 15' 9" x 14' 6" (4.79m x 4.42m)

First Floor: Bedroom One: 17' 11" x 13' 5" (5.47m x 4.10m) **~ Ensuite ~ Roof Terrace ~ Bedroom Two:** 13' 5" x 12' 0" (4.09m x 3.65m) **~ Ensuite**
Bedroom Three: 13' 0" x 10' 11" (3.95m x 3.33m) **~ Bedroom Four:** 12' 8" x 11' 7" (3.87m x 3.53m) **~ Bathroom**

Outside: ~ Double Garage: 17' 7" x 16' 10" (5.35m x 5.12m)

Services: Oil, mains electricity and water

Directions: From our office turn left into the High Street and immediately right into Knowle Lane. Continue for approximately two miles and turn right into Wildwood Lane. Proceed to the junction with the A281 and turn left, towards Horsham. Turn right at the Alfold Crossways towards Alfold. Continue through the village and the driveway to Thistledown can be found on the right hand side just after Rosemary Lane.

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: Waverley Borough Council. Tax Band: G. EPC Rating: TBA.

Loxwood Road, Alfold

Approximate Gross Internal Area
Lower Floor (Including Double Garage) = 181 sq m / 1948 sq ft
Upper Floor = 91.1 sq m / 981 sq ft
Total = 272.1 sq m / 2929 sq ft

First Floor

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.



Bedroom 1
5.47 x 4.10
17'11 x 13'5

Bedroom 4
3.87 x 3.53
12'8 x 11'7

Bedroom 3
3.95 x 3.33
13'0 x 10'11

A/C

Dn

Bedroom 2
4.09 x 3.65
13'5 x 12'0

Swimming Pool /
Conservatory
4.79 x 4.42
15'9 x 14'6

Family Room
5.80 x 5.28
19'0 x 17'4

Study
2.61 x 2.31
8'7 x 7'7

Sitting Room
5.47 x 4.08
17'11 x 13'5

Double Garage
5.35 x 5.12
17'7 x 16'10

Utility Room
3.87 x 2.97
12'8 x 9'9

Larder

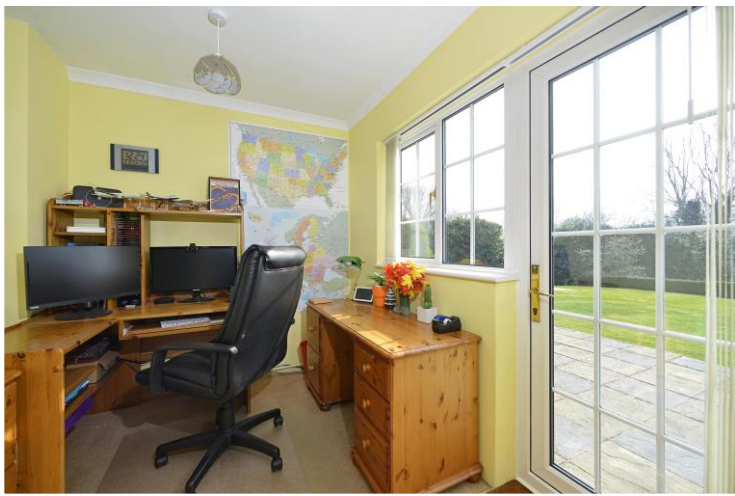
Kitchen /
Breakfast Room
4.46 x 4.22
14'8 x 13'10

Up

Dining Room
4.09 x 3.65
13'5 x 12'0

Ground Floor

IN







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