



10 Nursery Green,  
Loxwood, RH14 0EQ  
Asking Price: £525,000 Freehold

**\* Central village position \* Beautifully presented \* 3 Double bedrooms \***  
**\* Master with en-suite \* High specification fixtures and fittings \* Contemporary open plan living accommodation \***  
**\* Garage and parking \* Central village position \* EPC Rating: B \***

**We are pleased to offer for sale this stunning 3 double bedroom modern home featuring a wonderful contemporary open-plan ground floor layout with attractive wood plank effect ceramic tiled flooring benefiting from under floor heating. The specification throughout is very high with contemporary bathrooms and en-suite. High spec kitchen with quality integrated appliances and quartz work surfaces and oak internal doors throughout. This truly is a lovely home and is positioned centrally in the village within walking distance of the local primary school and shops.**

Loxwood is a sought-after village lying close to the Surrey/Sussex border, with local butcher and delicatessen, hairdressers and village store with post office. In addition there is a fine parish church and primary school. 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: Covered Porch ~ Entrance Hall ~ Cloakroom ~ Open plan Kitchen/Dining Room: 15' 2" x 11' 2" (4.63m x 3.41m)**  
**Sitting Room: 19' 0" x 13' 2" (5.80m x 4.02m)**

**First Floor: Bedroom One: 13' 0" x 11' 0" (3.97m x 3.36m) ~ En-suite Shower Room ~ Bedroom Two: 10' 5" x 9' 7" (3.18m x 2.92m)**  
**Bedroom Three: 10' 5" x 9' 2" (3.18m x 2.8m) ~ Family Bathroom**

**Outside: ~ Garage: 21' 9" x 11' 3" (6.63m x 3.44m)**

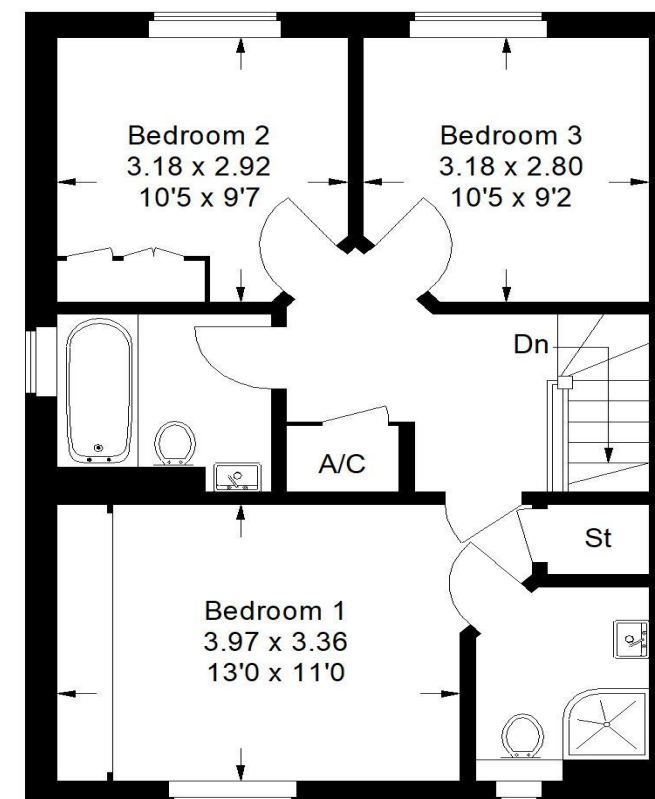
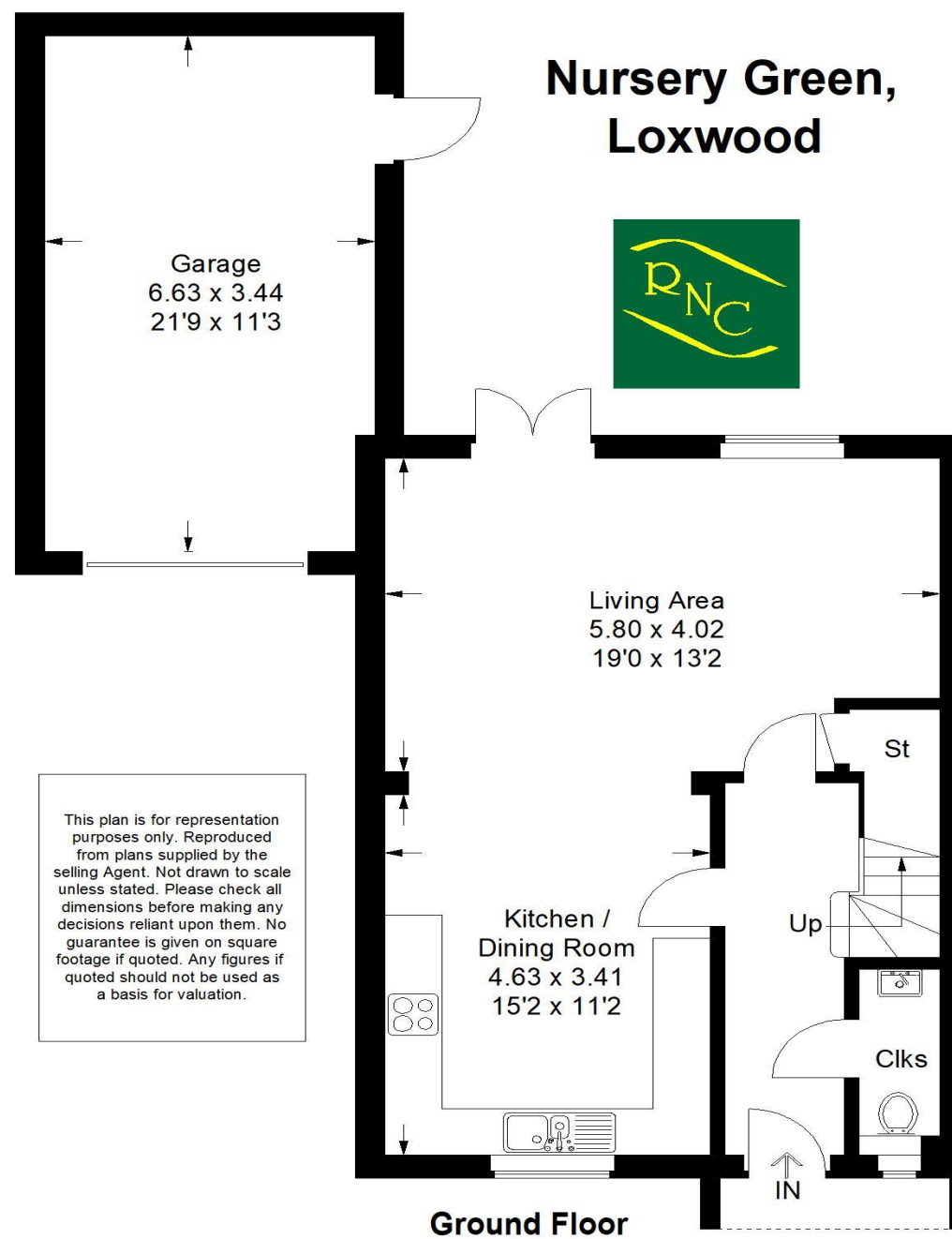
**Services:** Calor Gas central heating, mains electricity and water

**Directions:**

From the A281 take the tuning South signed Alfold and Loxwood. Continue through Alfold village and on entering Loxwood Nursery Green will be found on the right hand side. Take the 2nd turning right into the development and the property is 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:** E



Approximate Gross Internal Area  
 Ground Floor = 52.6 sq m / 566 sq ft  
 First Floor = 52.2 sq m / 562 sq ft  
 Garage = 22.8 sq m / 245 sq ft  
 Total = 127.6 sq m / 1373 sq ft



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