



Garton House
High Street, Loxwood

*** Quintessential Period family home * Five bedrooms * Two bathrooms ***

*** Three reception rooms * Farmhouse kitchen with AGA ***

*** Converted outbuilding incorporating games room and home office * Double garage ***

*** Good size gardens of approx 0.85 acre * No onward chain ***

High Street, Loxwood, RH14 ORD
Asking Price: £1,250,000- Freehold

A quintessential Grade II listed five bedroom family home situated in the heart of this popular West Sussex village on a large garden plot of approx 0.85 of an acre. The property has been a fantastic family home for the last thirty years and offers well proportioned accommodation including two good sized reception rooms with inglenook fireplaces, a farmhouse kitchen with both electric and oil-fired AGA and a most impressive oak framed garden room with under floor heating enjoying delightful aspects over the gardens. On the first floor, there are five bedrooms and two bathrooms, one of which is ensuite to the main bedroom. Outside the property is approached by a good sized driveway leading to a detached double garage and the gardens extend to the side and rear of the property with large expanses of lawn with flower and shrub borders in and around and a vegetable area to the rear of the double garage. A further feature of this lovely home is a converted hay barn which now incorporates a games room and a gym or home office with power and light. This hay barn could be used as ancillary accommodation or AirBnB.

This is a delightful home which we highly recommend an early visit to fully appreciate the accommodation and is offered for sale with no onward chain.

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 which is now built and nearing completion. In addition there is a fine parish church and primary school, doctors surgery 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 ~ Dining Room: 16' 4" x 15' 6" (4.99m x 4.73m) **~ Drawing Room:** 19' 6" x 16' 6" (5.95m x 5.02m) **~ Cloakroom**
Kitchen/Breakfast Room: 25' 6" x 16' 1" (7.78m x 4.91m) **~ Garden Room:** 20' 5" x 13' 9" (6.23m x 4.19m) **~ Utility/Boot Room:** 11' 1" x 16' 6" (3.37m x 5.02m)

First Floor: Bedroom One: 16' 3" x 15' 5" (4.95m x 4.71m) **~ Ensuite Bathroom:** **~ Bedroom Two:** 19' 10" x 11' 0" (6.05m x 3.36m) **~ Balcony**
Bedroom Three: 16' 6" x 10' 11" (5.04m x 3.33m) **~ Bedroom Four:** 13' 1" x 10' 6" (3.98m x 3.21m) **~ Bedroom Five:** 12' 0" x 7' 11" (3.66m x 2.41m) **~ Bathroom ~ WC**

Annexe: Ground Floor: ~ Games/Party Room: 25' 4" x 14' 1" (7.72m x 4.30m) **~ Home Gym:** 15' 6" x 12' 0" (4.73m x 3.66m)
First Floor: Studio/Home Office: 14' 8" x 11' 8" (4.47m x 3.56m)

Outside: Garage: 19' 0" x 17' 3" (5.79m x 5.27m) **~ Workshop/Garden Shed:** 13' 1" x 8' 1" (3.98m x 2.47m) **~ Potting Shed:** 12' 0" x 7' 2" (3.65m x 2.19m)

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, pass the pond and John Murray Butchers, continue down the hill towards The Onslow public house and Garton House can be found on the left hand side.

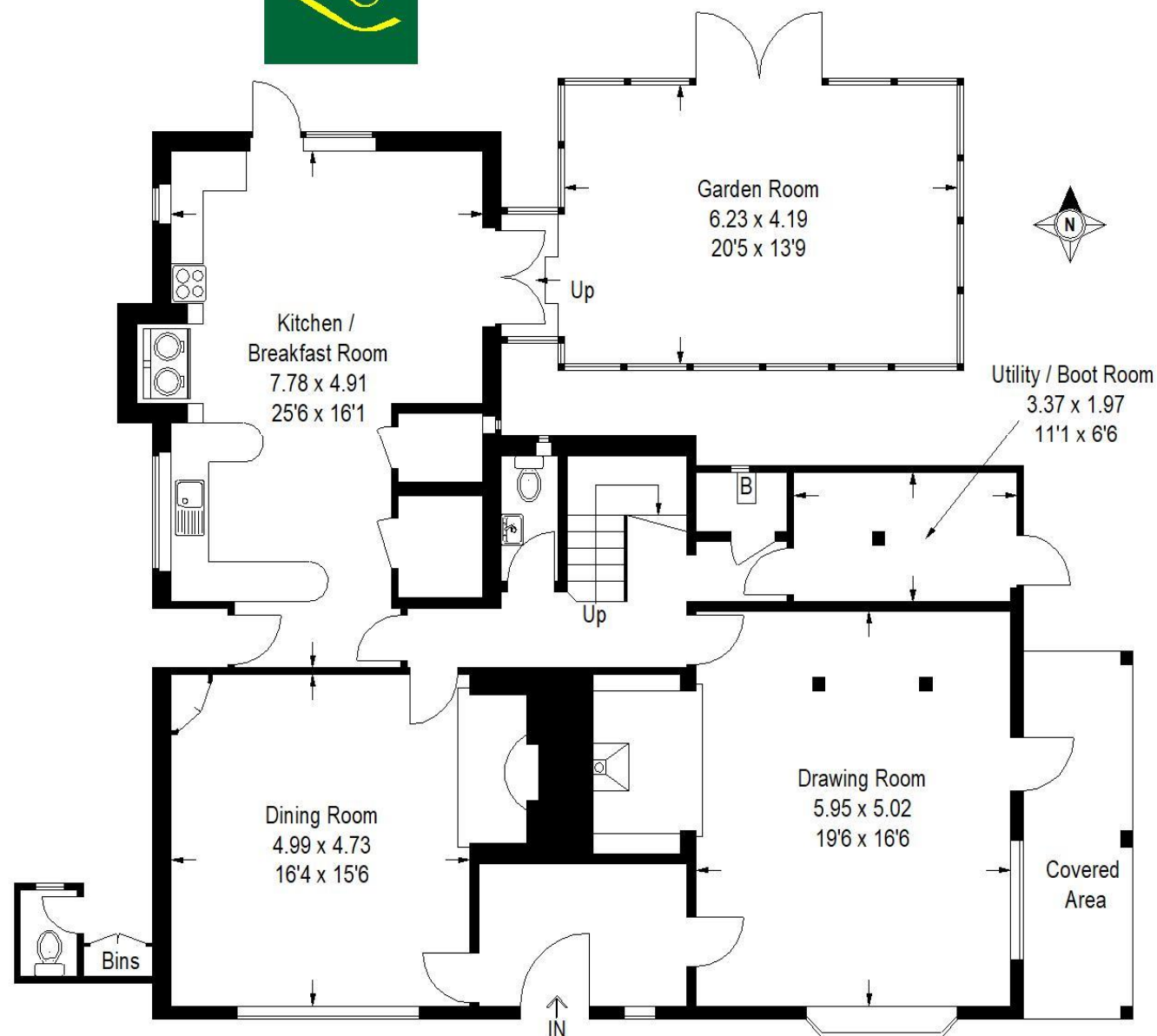
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

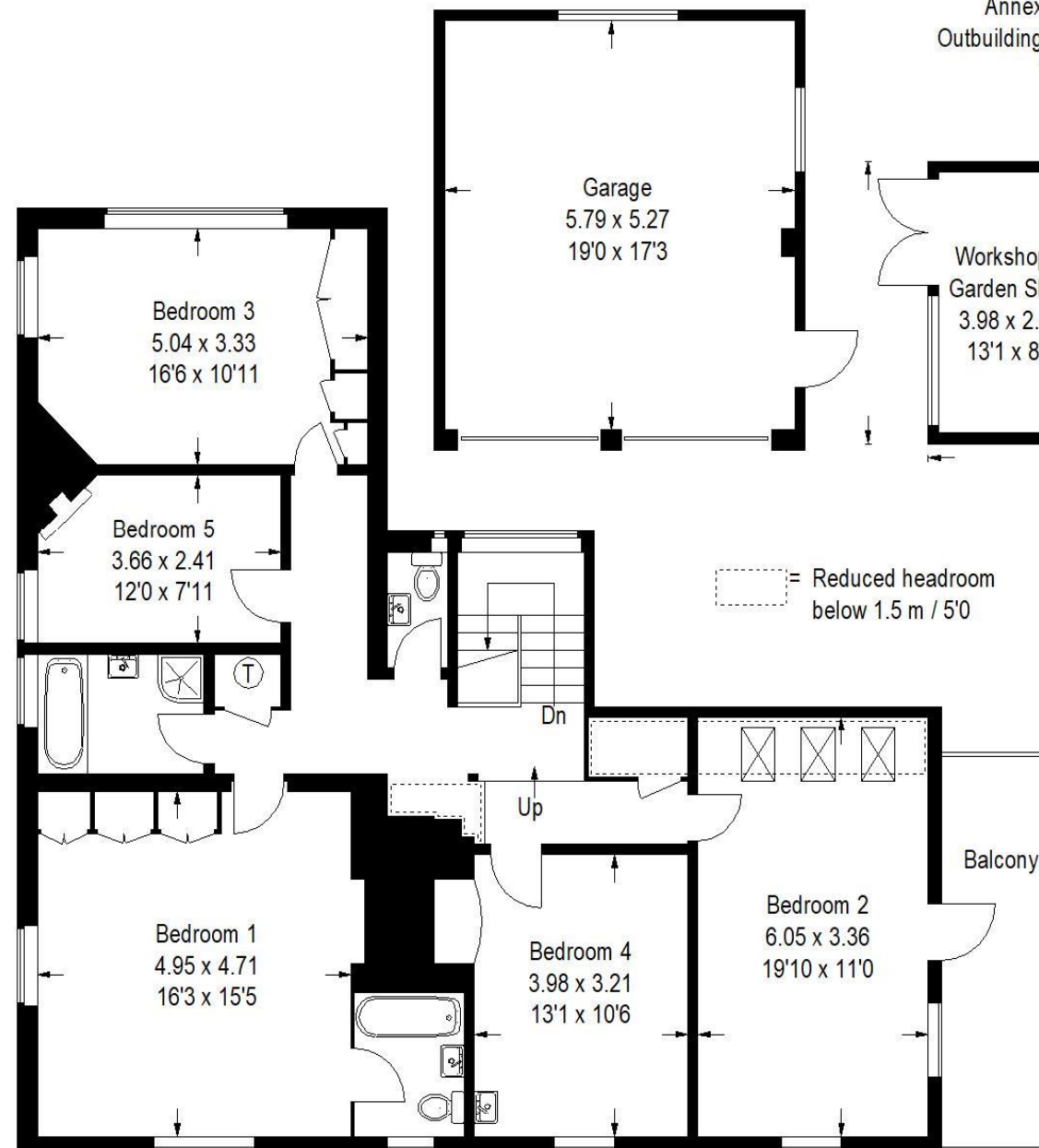
High Street, Loxwood



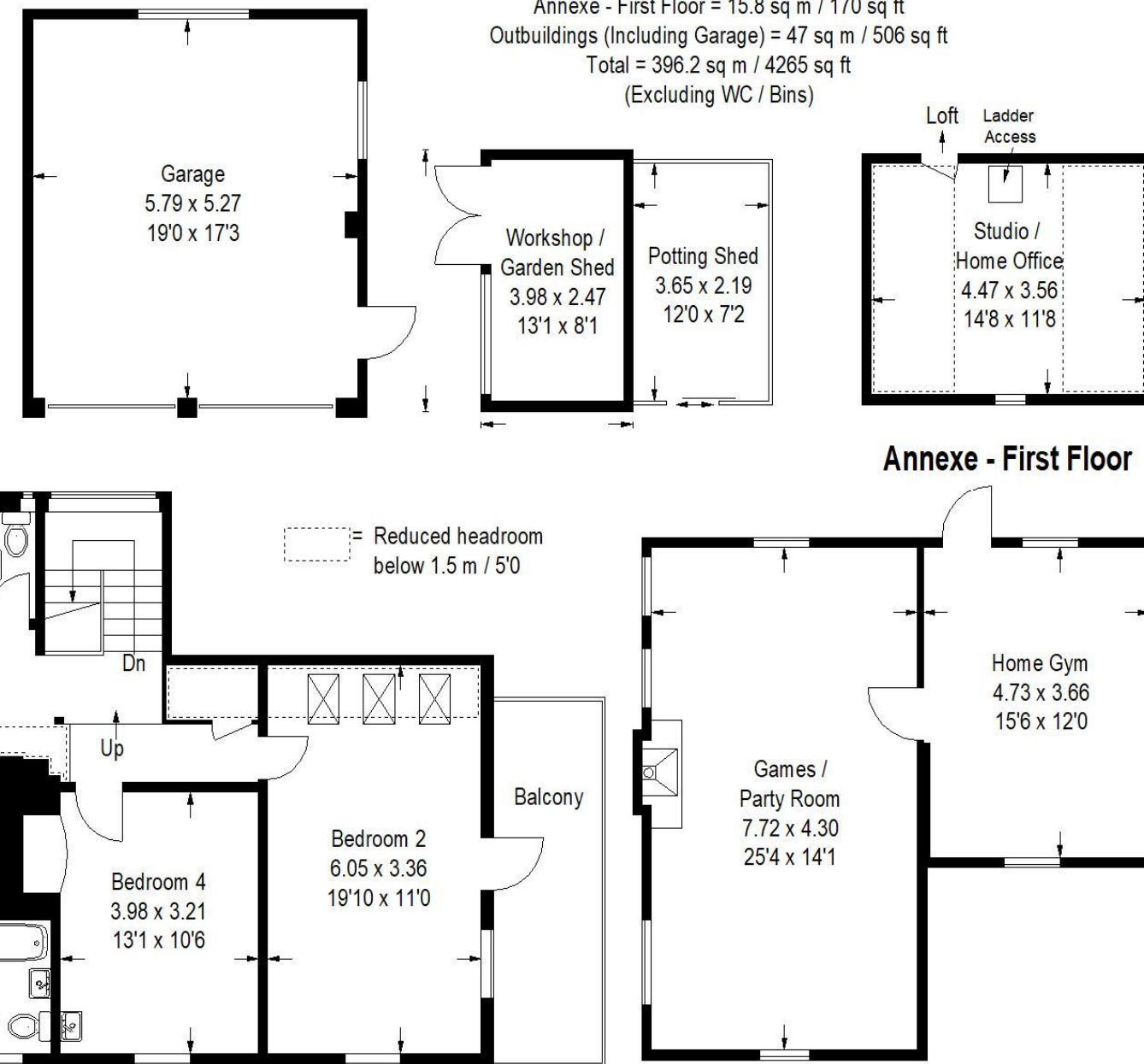
Approximate Gross Internal Area
 Ground Floor = 160.8 sq m / 1731 sq ft
 First Floor = 121.5 sq m / 1308 sq ft
 Annexe - Ground Floor = 51.1 sq m / 550 sq ft
 Annexe - First Floor = 15.8 sq m / 170 sq ft
 Outbuildings (Including Garage) = 47 sq m / 506 sq ft
 Total = 396.2 sq m / 4265 sq ft
 (Excluding WC / Bins)



Ground Floor



First Floor



Annexe - Ground Floor

Annexe - First Floor

= Reduced headroom below 1.5 m / 5'0"







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