



Little Garton
High Street, Loxwood, RH14 0RD
Asking Price: £795,000 Freehold

*** Substantial detached bungalow * Four bedrooms * Two bathrooms ***
*** Two reception rooms * Kitchen/breakfast room with AGA * Detached double garage ***
*** Central village location * No onward chain * EPC Rating: TBA ***

A substantial and extended four bedroom detached bungalow, situated in the heart of this popular village. There is a welcoming reception hall leading to a dining room and bright and sunny double aspect sitting room, kitchen/breakfast room with AGA, principal bedroom with ensuite shower room, three further bedrooms and a family bathroom. Outside, the property is approached via a tarmac driveway providing plenty of off road parking leading to a detached double garage. The gardens extend to the front, side and rear of the property having areas of lawn with flower and shrub borders around.

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 ~

Entrance Hall: Cloakroom ~ Dining Room: 11' 0" x 8' 11" (3.35m x 2.71m) ~ Sitting Room: 17' 8" x 15' 0" (5.39m x 4.56m)
Kitchen/Breakfast Room: 19' 9" x 14' 11" (6.02m x 4.55m) ~ Bedroom One: 20' 4" x 14' 11" (6.19m x 4.55m) ~ Ensuite
Bedroom Two: 11' 1" x 8' 11" (3.38m x 2.71m) ~ Bedroom Three: 11' 1" x 9' 9" (3.38m x 2.97m) ~ Bedroom Four: 9' 11" x 8' 10" (3.02m x 2.69m)
Shower Room

Outside: ~ Garage: 23' 1" x 17' 7" (7.03m x 5.36m) ~ Garage: 15' 10" x 9' 5" (4.82m x 2.86m) ~ WC

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 Little Garton 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: Waverley Borough Council. **Tax Band:** G

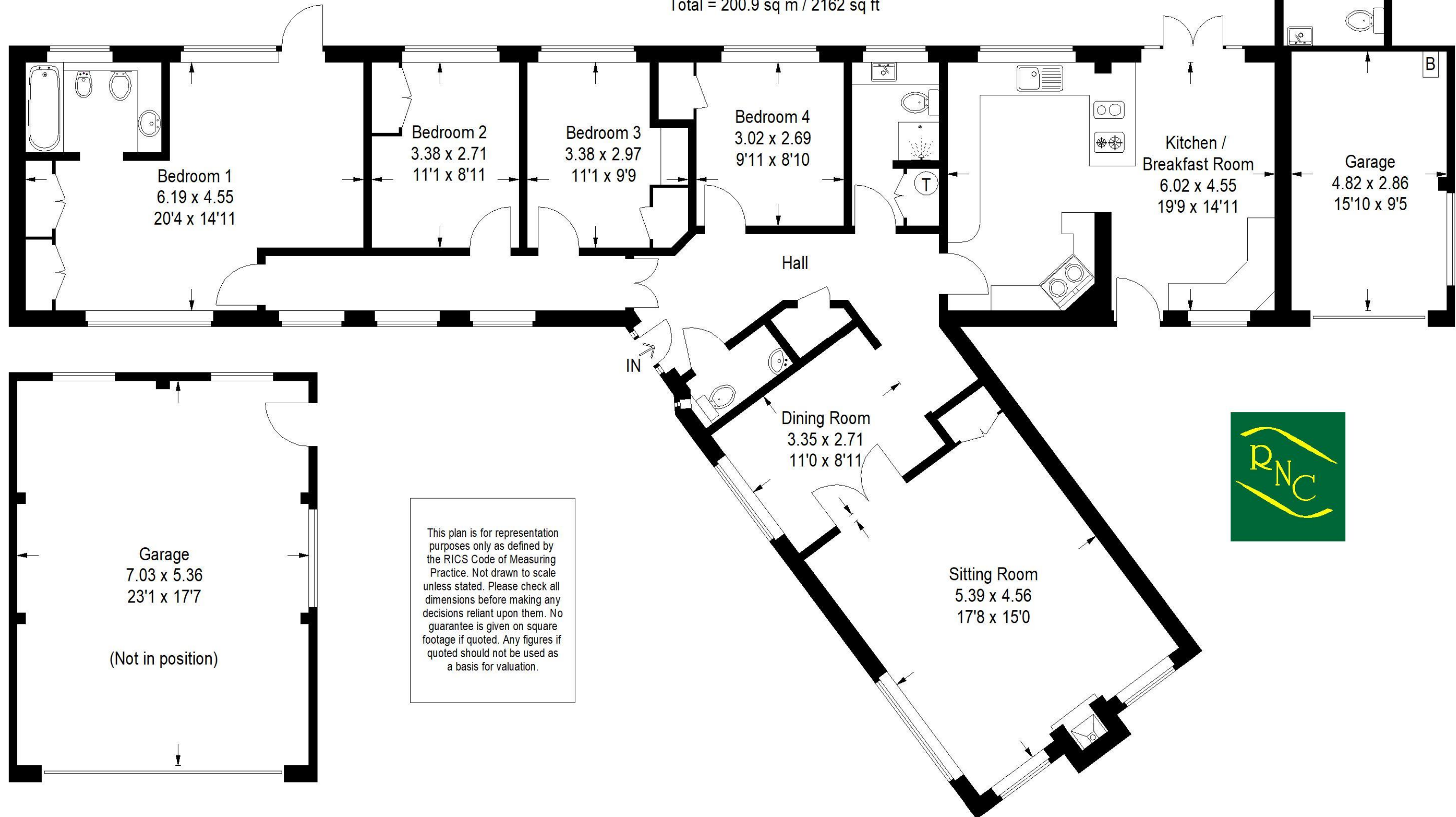
Little Garton, High Street, Loxwood

Approximate Gross Internal Area = 147.9 sq m / 1592 sq ft

Garage = 51.3 sq m / 552 sq ft

WC = 1.7 sq m / 18 sq ft

Total = 200.9 sq m / 2162 sq ft





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