



5, Farm Close, Loxwood,
West Sussex

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ESTATE AGENT
Est. 1991

*** Spacious detached family home * Five double bedrooms * Two bathrooms * Four reception rooms * Cul de sac position ***

Garaging for several cars * Well stocked landscaped garden * No onward chain * EPC: TBC *

Farm Close, Loxwood, RH14 0UT

Asking Price: £895,000- Freehold

A well presented and spacious five bedroom family home situated in a small cul de sac in the heart of the village. The property sits on a wide corner plot with gardens wrapping to the side and rear of the property and has well proportioned accommodation arranged over two floors. There is a welcoming reception hall, sitting room, dining room, family room, study, conservatory, modern fitted kitchen/breakfast room and adjoining utility room and cloakroom completing the ground floor. This is a particularly adaptable family living space giving great flexibility. On the first floor, there is a principal bedroom with an extensive range of fitted wardrobe cupboards and an ensuite shower room, four further bedrooms and a family bathroom. Outside, there is plenty of driveway parking leading to a spacious garage/workshop providing parking for several cars. The garden is a lovely feature of the property being beautifully landscaped with areas of lawns interspersed with well stocked flower and shrub borders, ornamental fish pond, vegetable area, garden studio with power and light. We highly recommend a visit to this delightful home to fully appreciate the accommodation on offer.

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.

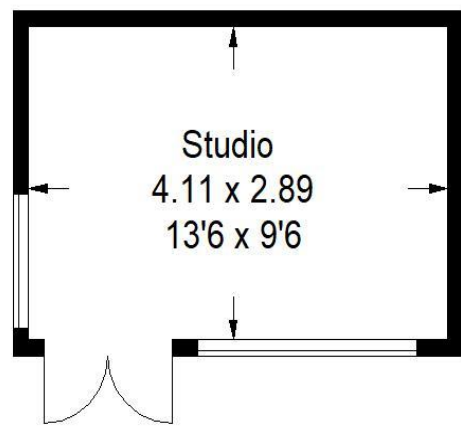
~ Accommodation ~

Ground Floor: ~ Entrance Hall: ~ Cloakroom: ~ Family Room: 16' 6" x 14' 7" (5.02m x 4.45m) **~ Kitchen/Breakfast Room:** 13' 9" x 13' 2" (4.18m x 4.02m) **~ Utility room:** ~ **Dining Room:** 13' 0" x 11' 3" (3.96m x 3.43m) **~ Conservatory:** 15' 1" x 13' 3" (4.60m x 4.03m) **~ Sitting Room:** 18' 5" x 17' 0" (5.62m x 5.17m) **~ Study:** 13' 1" x 8' 11" (3.98m x 2.72m) **~ First Floor: ~ Bedroom One:** 14' 1" x 13' 11" (4.29m x 4.23m) **~ Ensuite:** ~ **Bedroom Two:** 14' 0" x 10' 9" (4.26m x 3.28m) **~ Bedroom Three:** 13' 1" x 11' 5" (3.99m x 3.47m) **~ Bedroom Four:** 11' 3" x 10' 10" (3.42m x 3.30m) **~ Bedroom Five:** 10' 10" x 8' 11" (3.29m x 2.72m) **~ Bathroom:** ~ **Outside:** ~ **Garage/Workshop:** 35' 11" x 15' 11" (10.96m x 4.84m) **~ Studio:** 13' 6" x 9' 6" (4.11m x 2.89m) **~ Services: Oil fired heating, mains electricity, drains and water. Solar panels ~**

Directions: Heading south from Guildford along the A281 turn right at The Alfold Crossways and then immediately left signposted Alfold and Loxwood and continue to Loxwood Village. On entering the village turn left into Station Road, by the shops and village pond and after a short distance turn right into Farm Close. Turn left into the first cul-de-sac into Farm Close and Number 5 is at the end of the cul de sac on the left hand side.

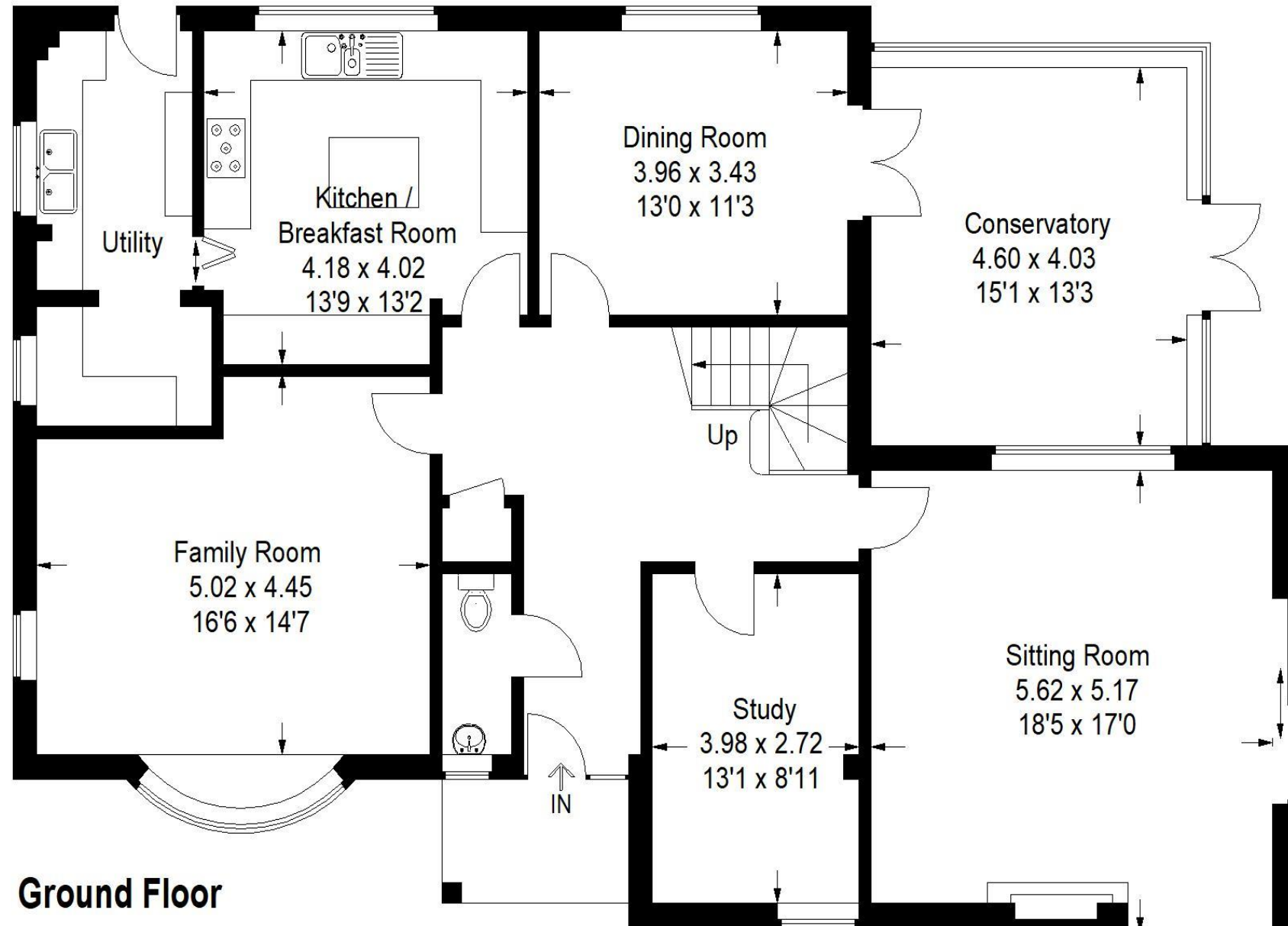
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

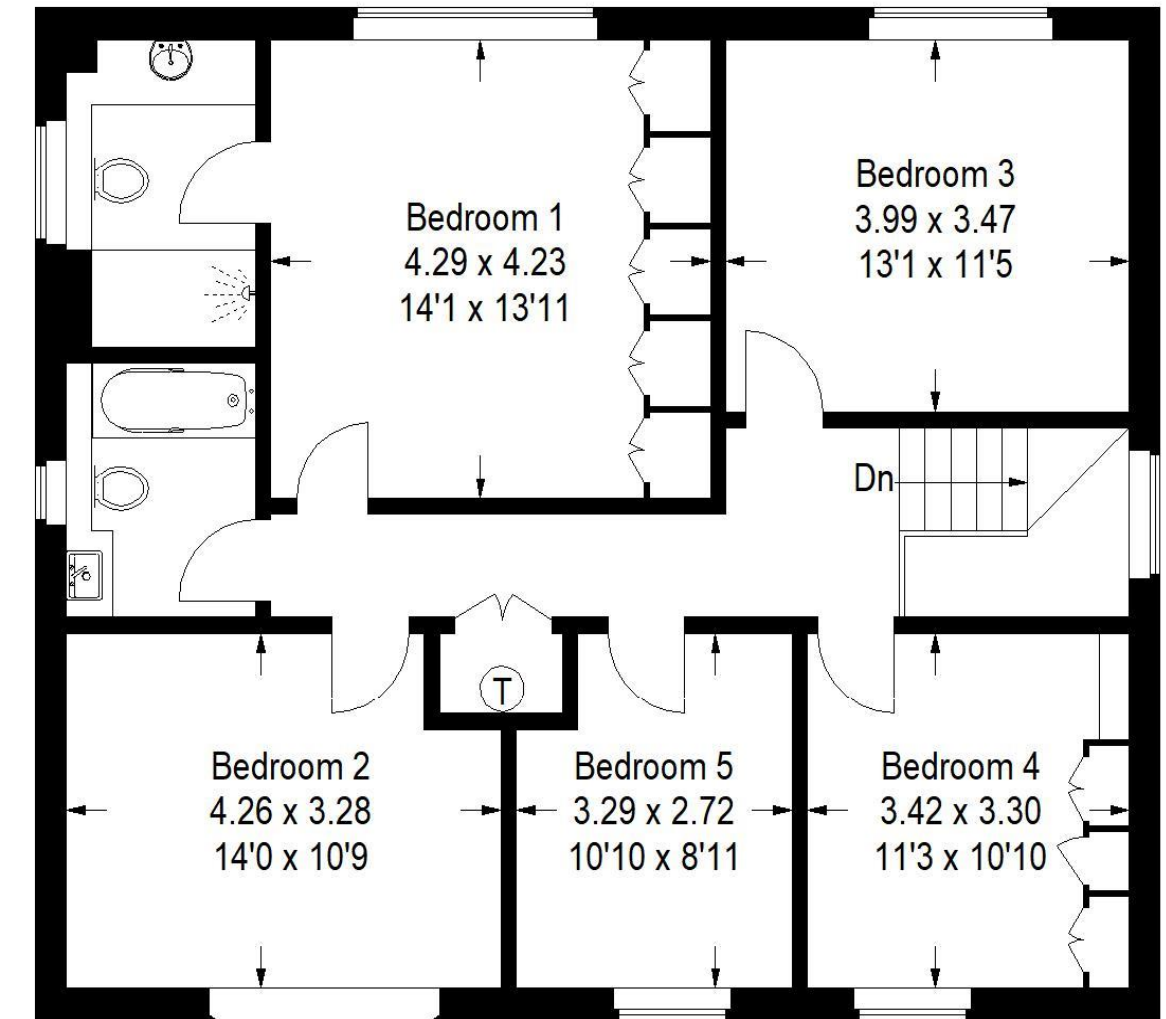


Approximate Gross Internal Area
 Ground Floor = 148.5 sq m / 1598 sq ft
 First Floor = 91.4 sq m / 984 sq ft
 Garage / Workshop / Studio = 58.5 sq m / 630 sq ft
 Total = 298.4 sq m / 3212 sq ft

Farm Close, Loxwood



Ground Floor



First Floor

Garage / Workshop
 10.96 x 4.84
 35'11 x 15'11

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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