



Orchards
Two Ways, Loxwood, RH14 0SD
Asking Price: £900,000 Freehold

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ESTATE AGENT
Est. 1991

*** Detached family home * Five Bedrooms, Two Bathrooms * Beautiful landscaped garden ***

*** Open plan living * Stunning orangery * Sitting room, study and home gym ***

*** Garage with hobbies room over * Central village location * EPC Rating: E ***

Nestled at the end of a small cul de sac in the very heart of Loxwood, this beautifully appointed family residence offers an exceptional blend of style, space, and tranquillity. Bathed in natural light, the interiors the property offer well presented and welcoming flow of accommodation. At its heart lies a striking open-plan kitchen and family room, where a bespoke David Salisbury orangery extends seamlessly into the landscaped gardens. This luminous space is perfect for everyday living and effortless entertaining, with uninterrupted views that invite the outdoors in—whatever the season. The accommodation is finished to an impeccable standard, offering versatility for modern family life. Serene bedrooms, elegant bathrooms, and well-considered living areas reflect a meticulous attention to detail and a clear commitment to quality. Outside, the gardens provide a peaceful retreat, ideal for alfresco entertaining. Mature planting and thoughtfully designed zones ensure privacy and year-round interest, ideally located moments away from the village's amenities. Combining seclusion with convenience, this is a rare opportunity to own a truly distinguished home in one of Loxwood's most desirable settings.

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 ~ Sitting Room: 16' 7" x 12' 2" (5.06m x 3.72m) ~ Study: 9' 11" x 6' 0" (3.03m x 1.84m)
Home Gym: 10' 2" x 9' 3" (3.09m x 2.82m) ~ Cloakroom ~ Kitchen/Dining/Family Room: 26' 7" x 12' 7" (8.11m x 3.83m) ~ Utility
Orangery: 16' 2" x 10' 8" (4.94m x 3.26m)

First Floor: Bedroom One: 16' 7" x 10' 8" (5.05m x 3.25m) ~ Ensuite ~ Bedroom Two: 9' 10" x 9' 6" (3.00m x 2.89m)
Bedroom Three: 9' 10" x 9' 9" (3.00m x 2.96m) ~ Bedroom Four: 9' 10" x 7' 3" (3.00m x 2.21m) ~ Bedroom Five: 10' 2" x 9' 0" (3.10m x 2.75m) ~ Bathroom

Outside: Workshop/Shed: 16' 10" x 11' 5" (5.14m x 3.47m) ~ Garage Ground Floor: 18' 7" x 15' 3" (5.66m x 4.64m)

Garage First Floor: 18' 10" x 8' 3" (5.75m x 2.51m)

Directions:

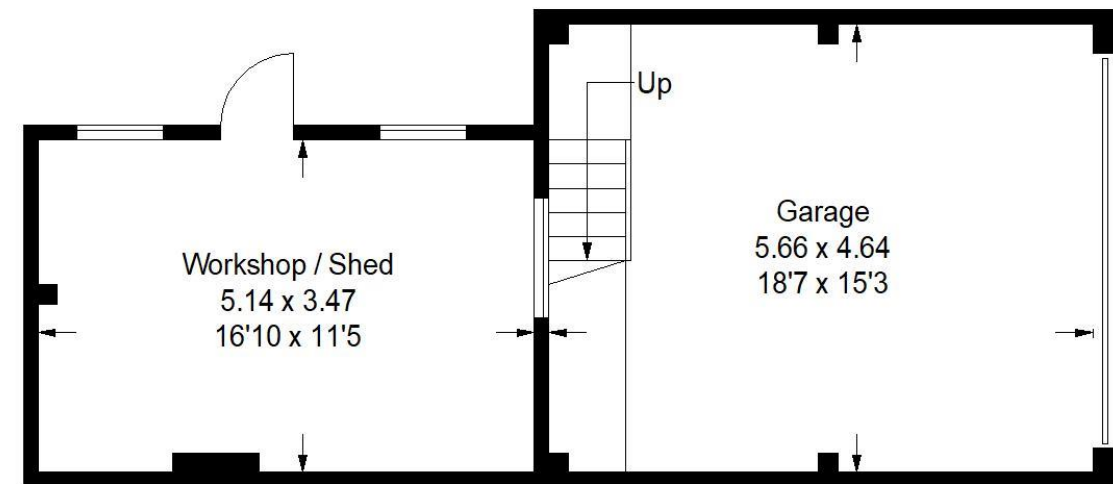
From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right signposted Alfold and Loxwood and immediately left and continue to Loxwood Village. On entering the village, turn left after the Butcher's into Station Road and take the second turning on left into Two Ways.

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.

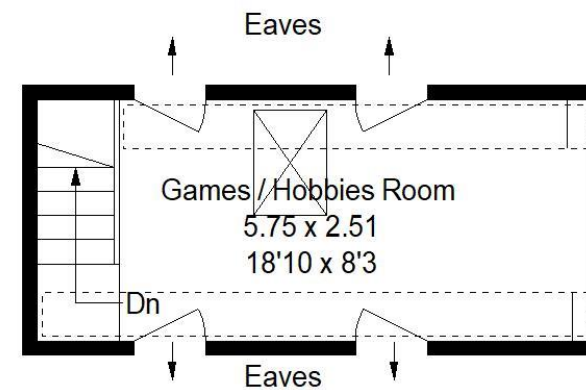
Local Authority: Chichester District Council. **Tax Band:** G

Orchards, Two Ways, Loxwood

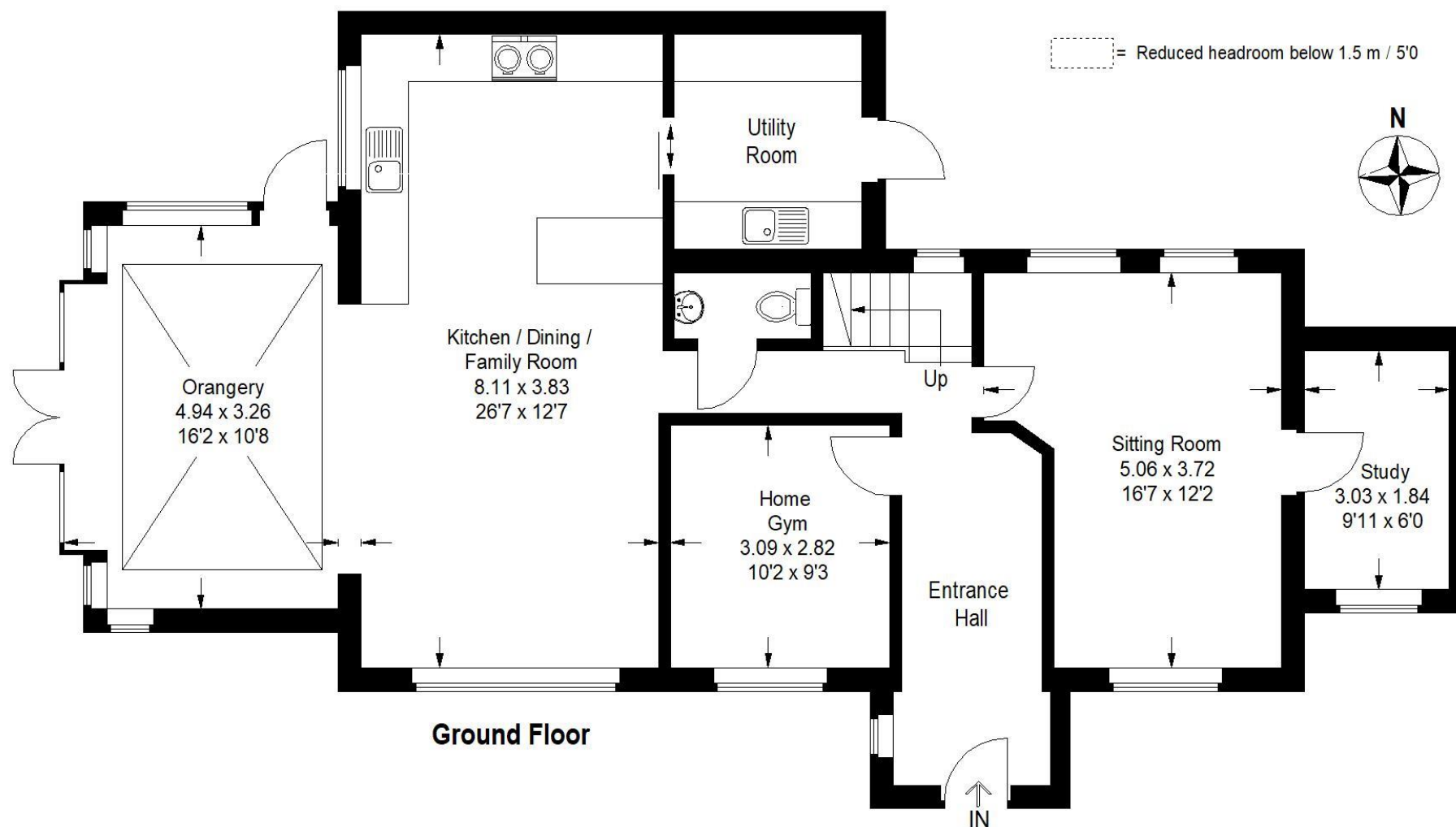
Approximate Gross Internal Area
 Ground Floor = 106.7 sq m / 1148 sq ft
 First Floor = 74.6 sq m / 803 sq ft
 Garage - Ground Floor = 44.6 sq m / 480 sq ft
 Garage - First Floor = 14.4 sq m / 155 sq ft
 Total = 240.3 sq m / 2586 sq ft



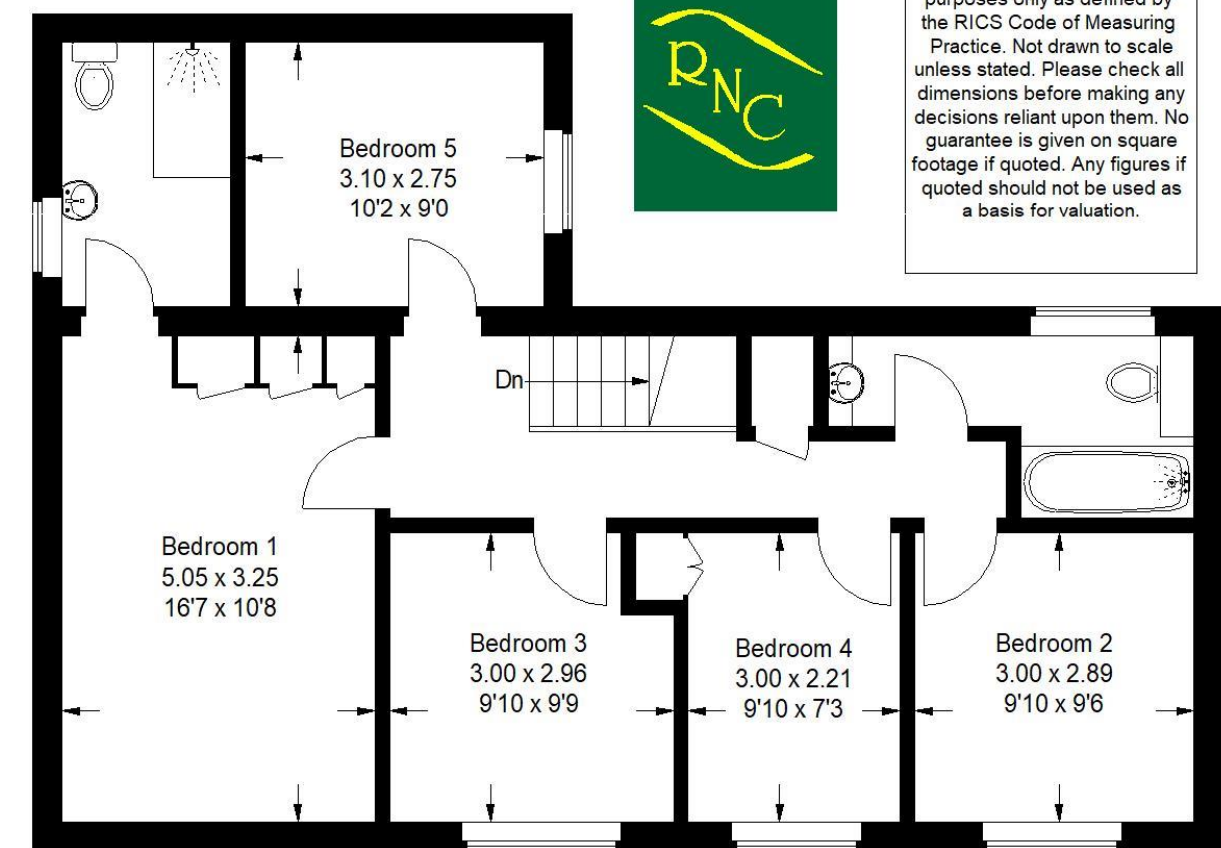
Garage - Ground Floor



Garage - First Floor



Ground Floor



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.



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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com