



The Willows
Loxwood Road, Alfold, GU6 8HL
Asking Price: £675,000 Freehold

*** Spacious detached chalet bungalow * Four bedrooms * Three bathrooms * Large open plan Kitchen/Dining room *
* Sitting room with conservatory off * Good size garden *
* Driveway parking for numerous cars * Garage * EPC Rating: E * No onward chain ***

Spacious detached four bedroom chalet bungalow situated on a good sized garden plot in the semi rural village of Alfold. The property features a large open plan kitchen/dining room, sitting room with conservatory off, double bedroom with ensuite bathroom, two further bedrooms and a family bathroom on the ground floor. On the first floor there is a principal bedroom with fitted wardrobe cupboards and ensuite bathroom. Outside, the property is approached via double gates leading to an extensive driveway providing parking for numerous cars leading to a garage with adjoining workshop and a garden store. The rear garden is a lovely feature of the property having an extensive paved patio stepping onto lawns with well stocked flower and shrub borders in and around. We highly recommend a visit to fully appreciate the accommodation on offer and the property is offered for sale with no onward chain.

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café the Alfold Larder, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

~ Accommodation ~

**Ground Floor: Entrance Hall ~ Kitchen/Dining Room: 26' 3" x 17' 9" (8.01m x 5.41m) ~ Sitting Room: 15' 11" x 10' 11" (4.84m x 3.32m)
Conservatory: 11' 2" x 8' 2" (3.40m x 2.49m) ~ Bedroom Two With Ensuite Bathroom: 12' 10" x 9' 6" (3.91m x 2.89m) ~ Bedroom Three: 12' 9" x 11' 5" (3.88m x 3.49m)
Bedroom Four: 10' 0" x 8' 11" (3.04m x 2.71m) ~ Bathroom**

First Floor: ~ Bedroom One With Ensuite Bathroom

Outside: Garage/Workshop: 22' 1" x 9' 6" (6.74m x 2.89m) ~ Garage: 15' 6" x 8' 0" (4.72m x 2.44m) ~ Shed: 7' 5" x 6' 11" (2.26m x 2.10m)

Directions:

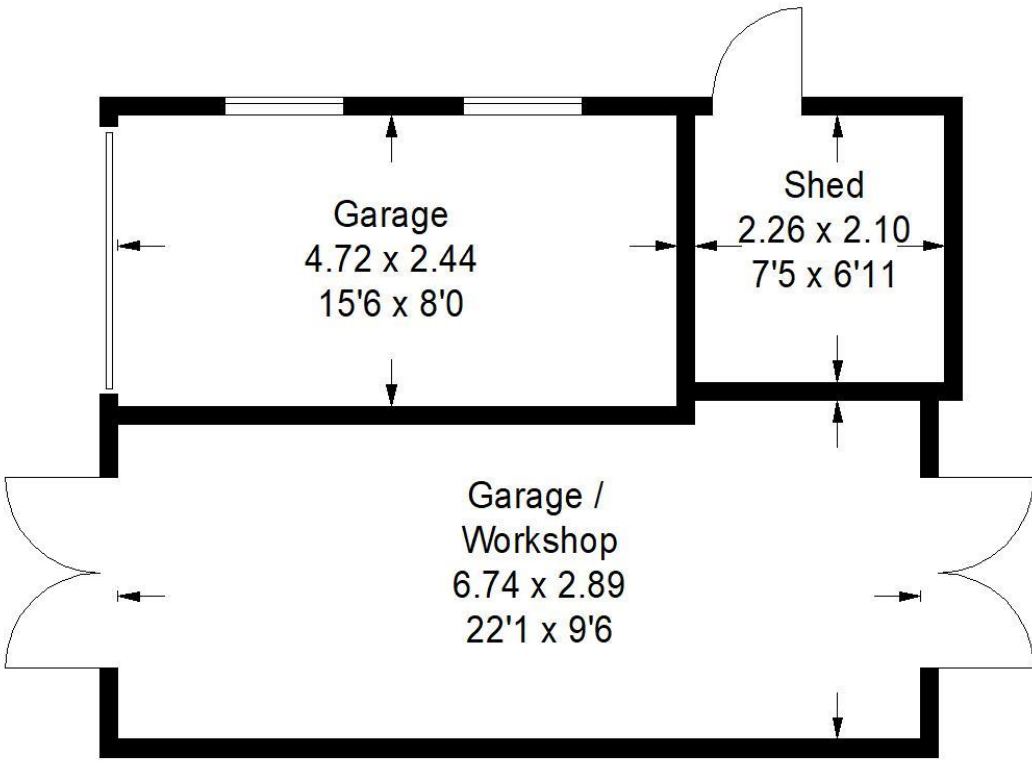
From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right signposted Alfold and continue along the Loxwood Road and The Willows can be found on the left hand side on the corner of Chilton Close.

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.

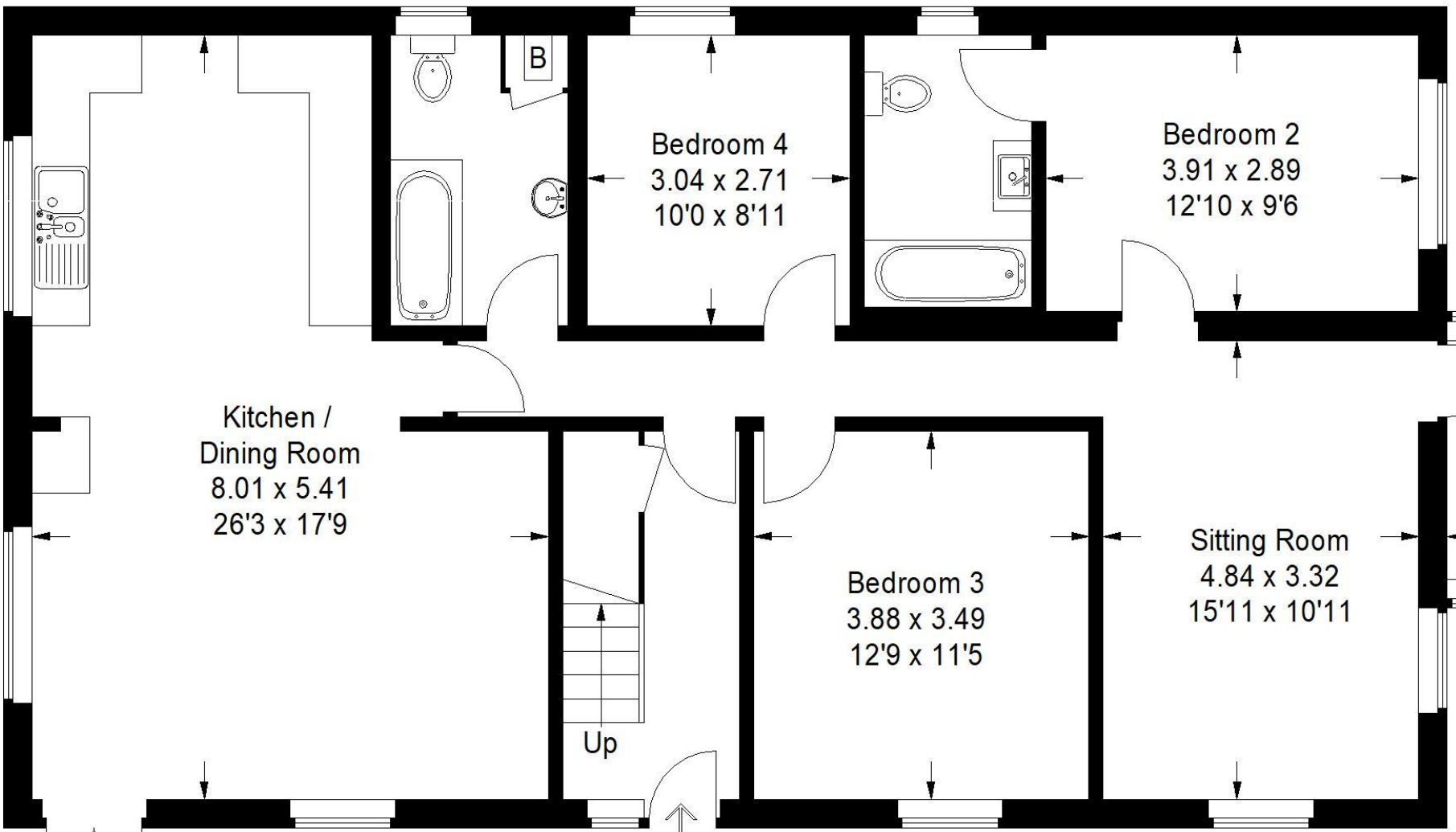
Local Authority: Waverley Borough Council. **Tax Band:** F

Loxwood Road, Alfold

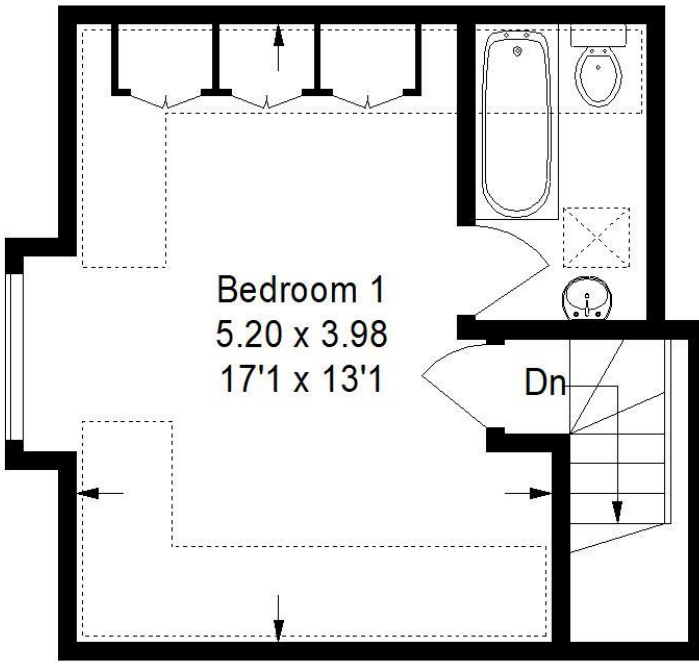
Approximate Gross Internal Area
Ground Floor = 125.9 sq m / 1355 sq ft
First Floor = 26.6 sq m / 286 sq ft
Garage = 35.9 sq m / 386 sq ft
Total = 188.4 sq m / 2027 sq ft



(Not in position)



Ground Floor



First Floor

= Reduced headroom
below 1.5 m / 5'0

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.





ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

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