



Willow Tree Cottage
Alfold Bars, RH14 0QS
Asking Price: £650,000 Freehold

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ESTATE AGENT
Est. 1991

*** Detached character home * Three double bedrooms * Two bathrooms *
* Large 24' Sitting room * Dining room * Garage and parking *
* Potential to extend and improve * No onward chain * EPC Rating: E ***

An attractive double fronted detached home with pleasing half tile elevations, situated on a wide garden plot in this semi-rural location. The accommodation is arranged over two floors with front door to reception hall, spacious 24 ft triple aspect sitting room with open fire, double aspect dining room with fireplace, kitchen/breakfast room, utility/store room on the ground floor. Stairs rise to the first floor where there are three double bedrooms with the principle bedroom having an ensuite shower room and dressing area, and a family bathroom completes the first floor. Outside, the property is approached via a five bar gate leading to a brick pavia driveway and detached garage adjoined by wide expanses of lawns interspersed by fruit trees. Wide side access to the rear garden with paved patio leading onto lawns with established flower and shrub borders around. The property offers great potential to update and improve and 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 Hallway ~ Sitting Room: 24' 7" x 12' 4" (7.49m x 3.77m) ~ Dining Room: 13' 2" x 12' 7" (4.01m x 3.84m)
Kitchen: 11' 7" x 10' 9" (3.52m x 3.28m) ~ Utility/Store: 6' 5" x 4' 11" (1.96m x 1.49m)**

**First Floor: Bedroom One and Dressing Area: 13' 2" x 13' 1" (4.01m x 3.98m) ~ Ensuite ~ Bedroom Two: 13' 2" x 12' 2" (4.01m x 3.71m)
Bedroom Three ~ Bathroom**

Outside: ~ Garage: 18' 10" x 10' 7" (5.73m x 3.22m)

Services: Mains drains, oil fired central heating

Directions:

From our office turn left into the High Street and immediately right into Knowle Lane. Continue for approximately two miles and turn right into Wildwood Lane. Proceed to the junction with the A281 and turn left, towards Horsham. Turn right at the Alfold Crossways and Loxwood and then immediately left towards Loxwood (B2133). After passing through Alfold the property can be found on the left hand side, just before the Sir Roger Tichbourne Pub.

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.

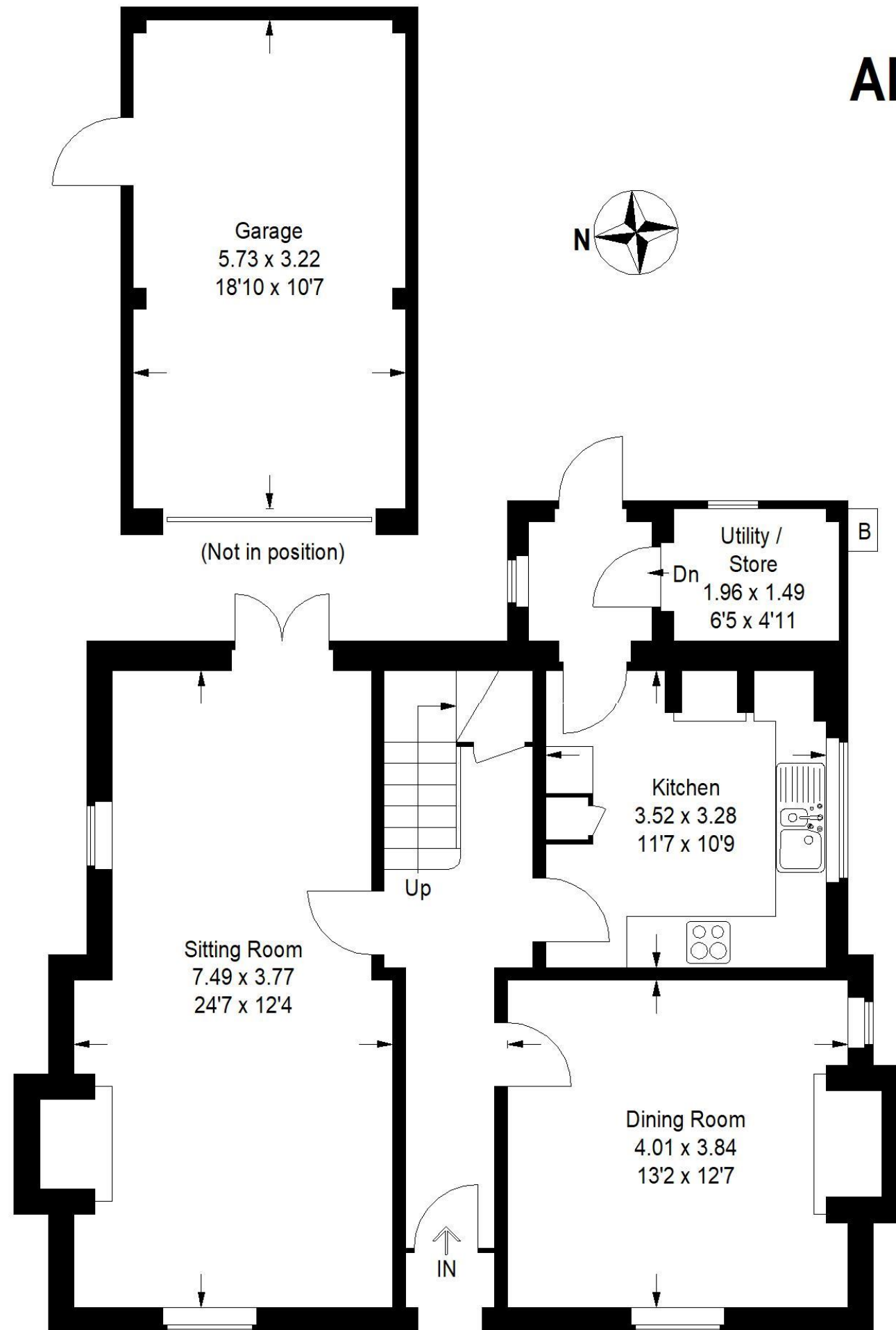
Local Authority: Waverley Borough Council. **Tax Band:** G

Alfold Bars, Loxwood

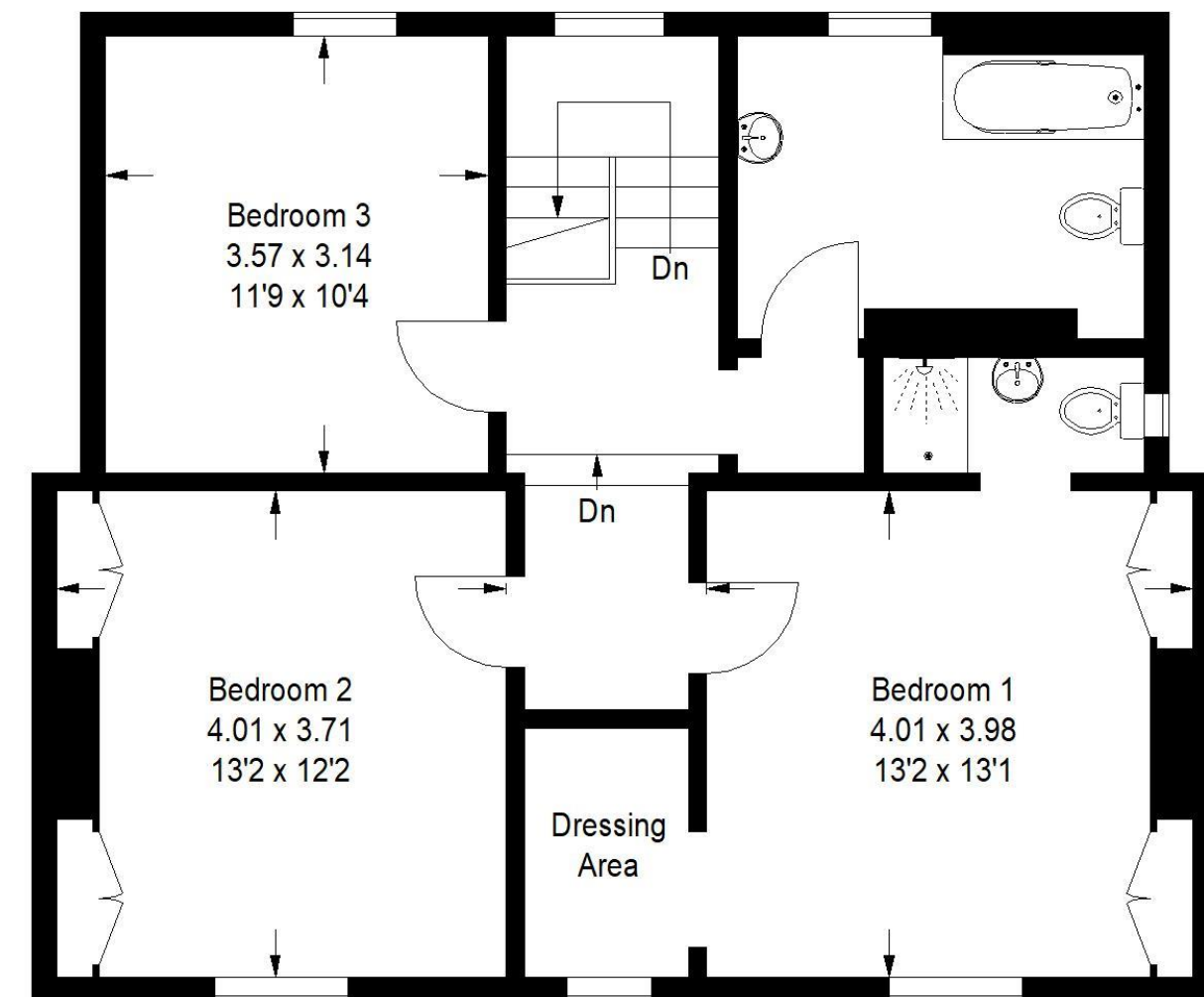


Approximate Gross Internal Area
 Ground Floor = 72.7 sq m / 782 sq ft
 First Floor = 69.5 sq m / 748 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 160.6 sq m / 1728 sq ft

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.



Ground Floor



First Floor



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