



Little Headsfoldwood, Loxwood, West Sussex



A stunning country house in **mature and private grounds** on the edge of Loxwood village.

Summary of accommodation

Reception hall/library | Drawing room | Dining room | Snug | Kitchen | Breakfast/living room | Scullery/flower room | Pantry | Utility room | Two cloakrooms

Principal bedroom with bathroom en suite and dressing room | Seven further double bedrooms | Two family bathrooms

The Cottage: Living room/bedroom | Kitchen | Shower room | Store

The Barn: Two stables | Hay store | Barn | Open store | Loft storage room

Manège | Swimming pool | Field shelter

Formal gardens | Terraces | Paddocks | Woodland

In all about 10.29 acres

Distances

Billingshurst 5 miles (London Victoria from 67 minutes), Cranleigh 7 miles, Haslemere 10 miles (London Waterloo from 52 minutes)

Witley 11.5 miles (London Waterloo from 55 minutes), Guildford 14 miles (London Waterloo from 36 minutes), London 45 miles

(All distances and times are approximate)



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Situation

Little Headfoldswood is situated on the edge of the thriving village of Loxwood which boasts various shops, a post office, public house, church, village hall, recreation ground and a medical centre. The property is ideally located for easy access to the larger village of Cranleigh and the towns of Billingshurst and Guildford where there are more extensive shopping, restaurants and sporting facilities.

The A3 provides fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports, whilst the mainline stations at Guildford, Woking, Godalming, Haslemere and Billingshurst provide fast services to London Waterloo and Victoria.

Sporting facilities in the area include golf at Chiddingfold and the West Surrey and West Sussex golf clubs, racing at Goodwood, Ascot and Epsom, polo at Cowdray Park and sailing from Chichester and along the South coast.

There are many footpaths and bridleways in the area for walking and riding, and a host of reputable schools nearby including Cranleigh School, Charterhouse near Godalming, Longacre, Farlington and St Catherine's in Bramley.

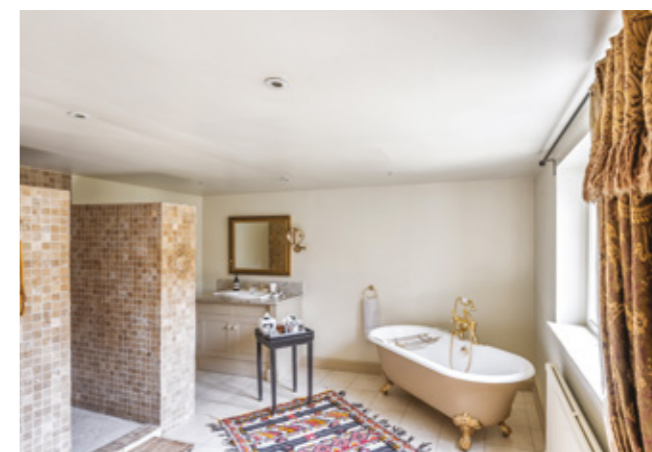


The property

Little Headfoldswood is a beautifully appointed country house nestled in a little over 10 acres of well-kept gardens, paddocks and woodland. With origins dating back to Tudor times and with 17th century additions, the property has been impeccably renovated, extended and updated by our clients over the years, and retains an abundance of character and charm throughout.

The main house sits centrally in the grounds and so enjoys views over its own land from all aspects and all principal rooms are south facing. The exterior architecture is a wonderful combination of styles and includes old brick together with elegant stonework with half-timbered woodwork typical of the Tudor times, all under a clay-tiled roof. The rooms are all decorated in a classic colour scheme with leaded glass windows in the older parts, a reflection of the age and character of the house. The bespoke Shaker style kitchen is open plan to the breakfast/family room which has a woodburning stove, solid wooden flooring and three sets of French doors lead onto the south facing terraces; opening up the beautiful views and allowing the space to be flooded with light.

Upstairs, the first floor is accessed via two staircases, with the main staircase leading to a sizeable landing, and the generously sized principal bedroom which is double aspect and overlooks the formal gardens.







Approximate Gross Internal Floor Area
5229 sq ft / 485.8 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

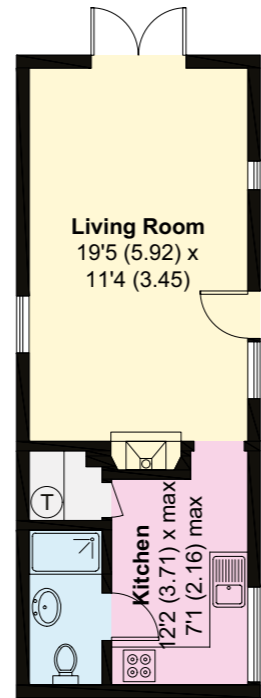




The Cottage

The separate cottage, which is built of brick and equally full of character and charm, has recently been fully renovated and is tucked away in the garden. Suitable for a range of uses such as office, studio space, pool house or ancillary accommodation, the cottage has an open-plan living space with beautiful, vaulted ceiling with original beams, a woodburning stove, separate kitchen and a shower room.

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(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



Gardens and grounds

Little Headfoldswood is approached through a five-bar gate onto a large gravel drive and parking area. From here, a charming garden path edged by mature flower beds leads to the front door. The main garden, which extends to about 4.5 acres, is mainly laid to lawn and is cleverly divided into different spaces with well-tended hedging and paths. Perfectly situated to the south of the house is the swimming pool with a paved surround, perfect for summertime entertaining.

There is a greenhouse and a range of mature flower beds, shrubs and trees throughout the garden and a magnificent Yew tree being as old as the original parts of the house. Next to the drive is the Sussex Barn, listed Grade II, which is constructed of timber and contains an open barn, store and two boxes. Furthermore, the property has about 1.5 acres of mature woodland.



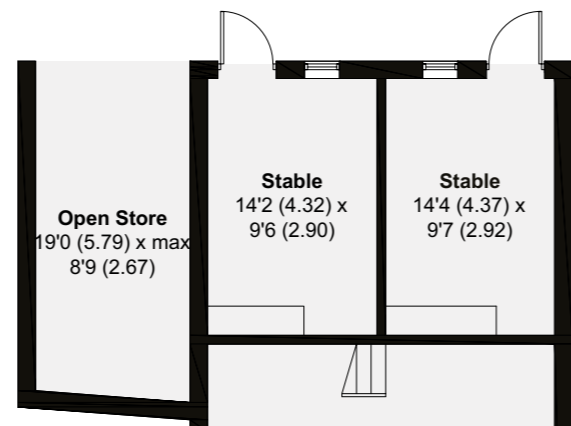
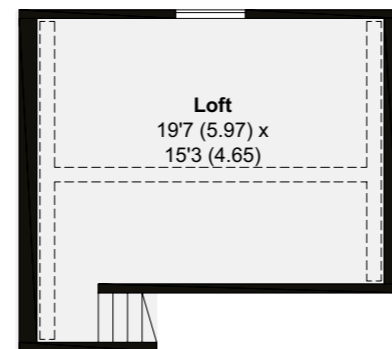
Equestrian

The excellent paddocks extend to approximately 4.5 acres and have the benefit of a field shelter and riding straight from the door on to a local bridlepath, which is located at the bottom of the fields. There is a 20m x 40m sand school with drainage and silica sand/rubber surface.

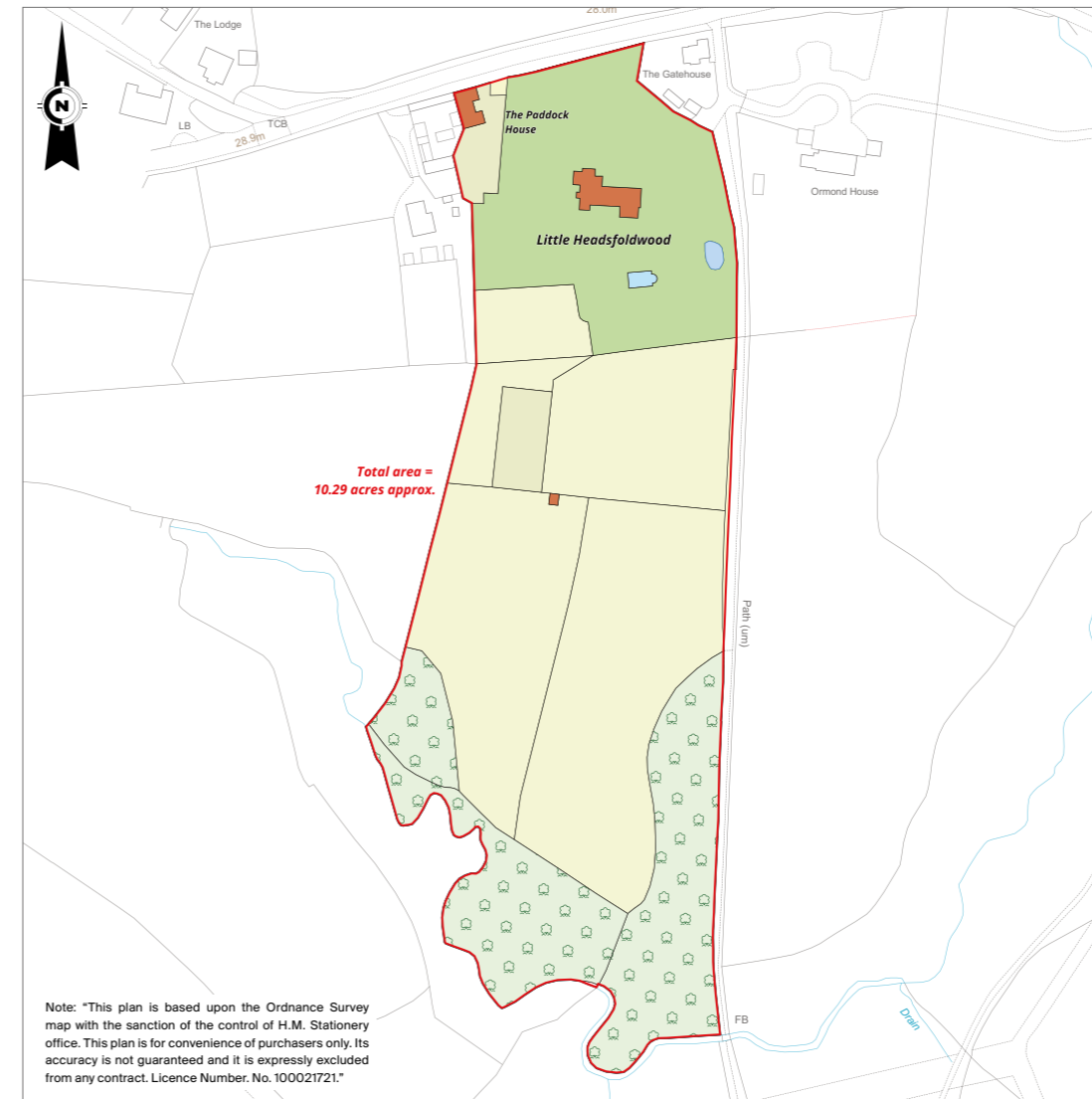


Approximate gross internal floor area of all outbuildings
1834 sq ft / 170.4 sq m

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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Services

We have been advised by our clients that the property has mains water, electricity, private drainage, oil-fired central heating. None of the services have been tested.

Viewings

All viewings are strictly by prior appointment with Knight Frank or Jackson Stops.

Directions (RH14 OTR)

What3words: flick.however.gloves

Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Property information

Tenure: Freehold

Local Authority: Chichester District Council

Council Tax: Band H

EPC Ratings: Main House - G, Cottage - G



