

An aerial photograph of a two-story red brick house with a brown tiled roof. The house features a gabled front and a covered porch with wooden pillars. A large gravel driveway is in the foreground, and the property is surrounded by lush green trees and a wooden fence. A large white flowering bush is in front of the porch.

LOXBROOK HOUSE  
CHIDDINGFOLD, SURREY





# A BEAUTIFULLY PRESENTED FAMILY HOUSE, ON THE COUNTRY FRINGES OF CHIDDINGFOLD.

## ACCOMMODATION

Reception hall | Drawing room | Family room | Substantial Kitchen/breakfast room  
Cloakroom | Secondary kitchen/larder | Laundry room | Boot room

Principal bedroom with en suite bathroom  
Guest bedroom suite | Three further bedrooms | Two family bathrooms

Barn-style garaging | Indoor swimming pool

Mature gardens

Planning permission to create an 'ancillary' building

**In all approximately 0.68 acres**

# SITUATION

Loxbrook House is situated on the edge of Chiddingfold where local amenities include two shops, a butcher and pharmacy, two churches, a vet, medical centre, post office, primary school and several public houses all centred around the delightful village green.

Godalming, Haslemere and Cranleigh are all close by and offer good shopping and recreational facilities whilst the county town of Guildford is about 12 miles to the north.

Communications in the area are extremely good with excellent road and rail connections all within easy reach. The A3 is just over 6 miles away by car and provides easy access to London to the north and the south coast and J10 of the M25 is approximately 20 miles away giving access to the national motorway network providing access to Gatwick and Heathrow.

The area has an excellent selection of schools including Cranleigh, St Catherine's Bramley, Charterhouse and Prior's Field at Godalming, Aldro at Shackleford and a number of other good private and state schools plus Guildford High School, Tormead and The Royal Grammar School in Guildford.

Sporting facilities include racing at Sandown, Epsom and Ascot. Polo at Epsom and Cowdray Park as well as mixture of horseracing, golf and motorsports at Goodwood. Golf at numerous well-known courses throughout the area including the West Surrey at Godalming, two good courses at Liphook and a local course at Chiddingfold.

The surrounding area is renowned for its excellent network of bridleways and footpaths and offers many other opportunities for country pursuits.

**Distances:** Witley 3 miles (London Waterloo from 56 mins), Haslemere 6 miles (London Waterloo from 55 mins), Godalming 7 miles (London Waterloo from 39 mins), Guildford 12 miles (London Waterloo from 32 mins), London 43 miles

**Roads:** A3 Milford 6.4 miles, M25 (Wisley Junction 10) 20.8 miles

**Airports:** London Heathrow 36 miles, London Gatwick 31 miles

(Distances and times are approximate)









## LOXSBROOK HOUSE

Loxsbrook House is a substantial family house that is believed to date back to the 1970s. About 8 years ago, the house was thoughtfully extended and refurbished and now provides a home that offers modern facilities with a classical finish.

The house is entered into a half-panelled reception hall with limestone flooring, leading off is the secondary kitchen. The heart of the house is the fabulous kitchen/breakfast room with shaker style units, an Aga and limestone flooring, plus bi-folding doors leading out onto the part covered terrace. The formal drawing room off, has oak flooring, a wood burning stove and bi-folding doors along two walls. The oak flooring extends into the inner hall, with the family room, laundry and boot room off.

On the first floor are two bedrooms suites and a further three bedrooms and two family bathrooms.









## OUTSIDE

To the front of the house is the newly built barn-style garage with electric doors and a substantial roof storage space above.

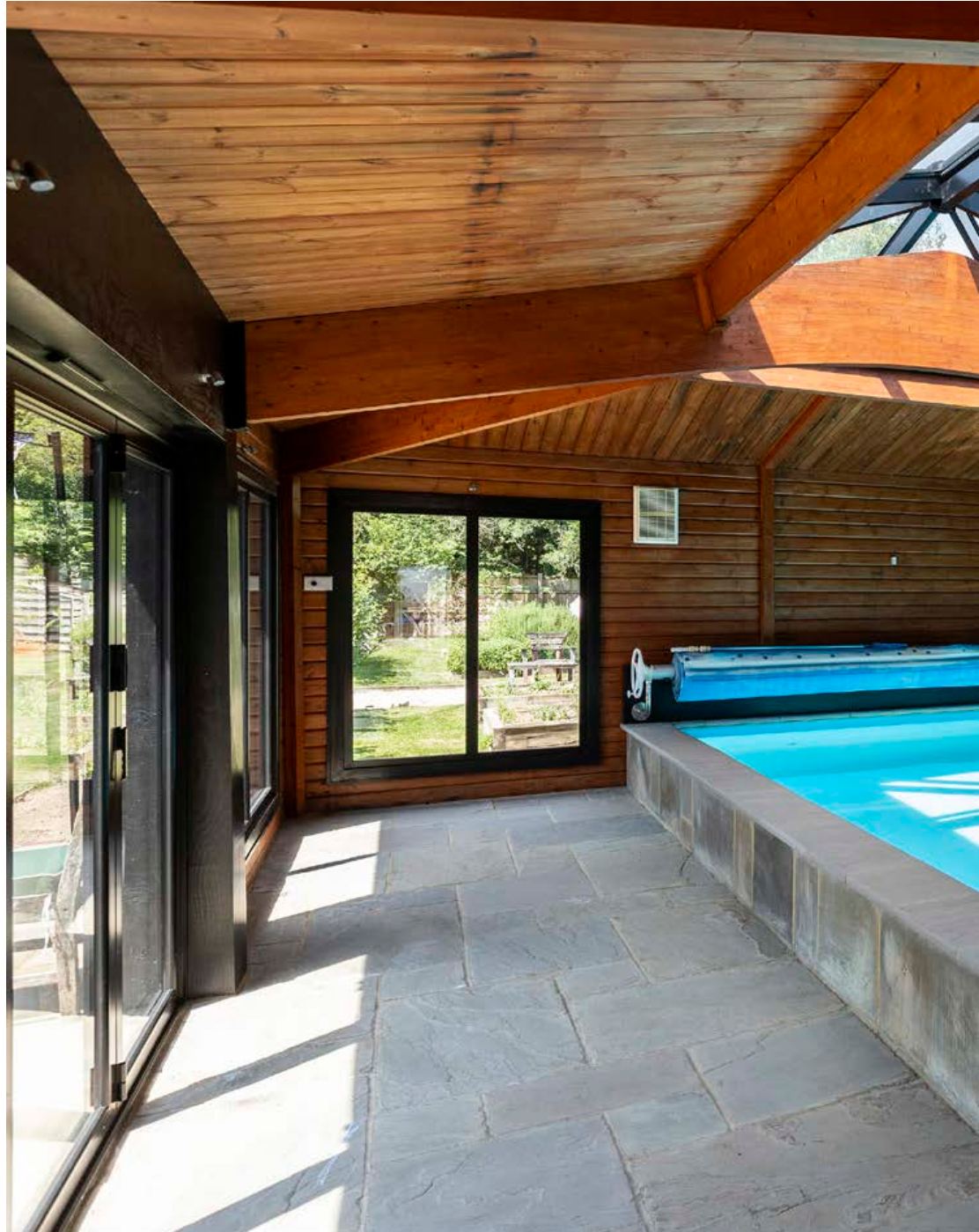
There is an indoor swimming pool with an adjoining store housing the filtration system.

## GARDENS

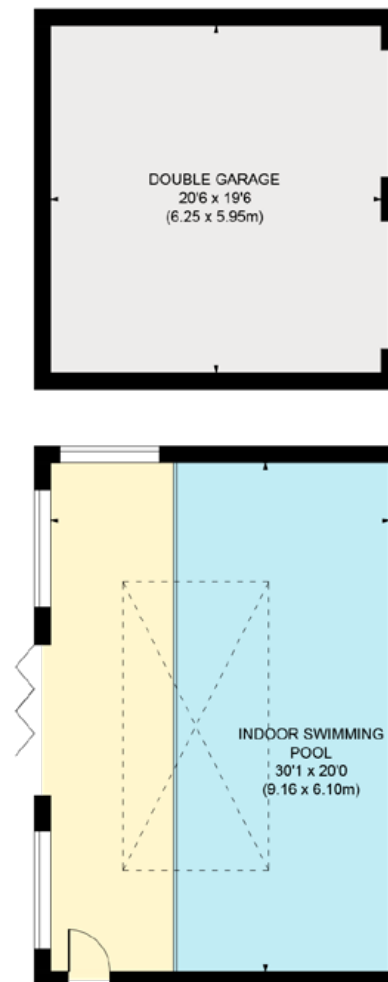
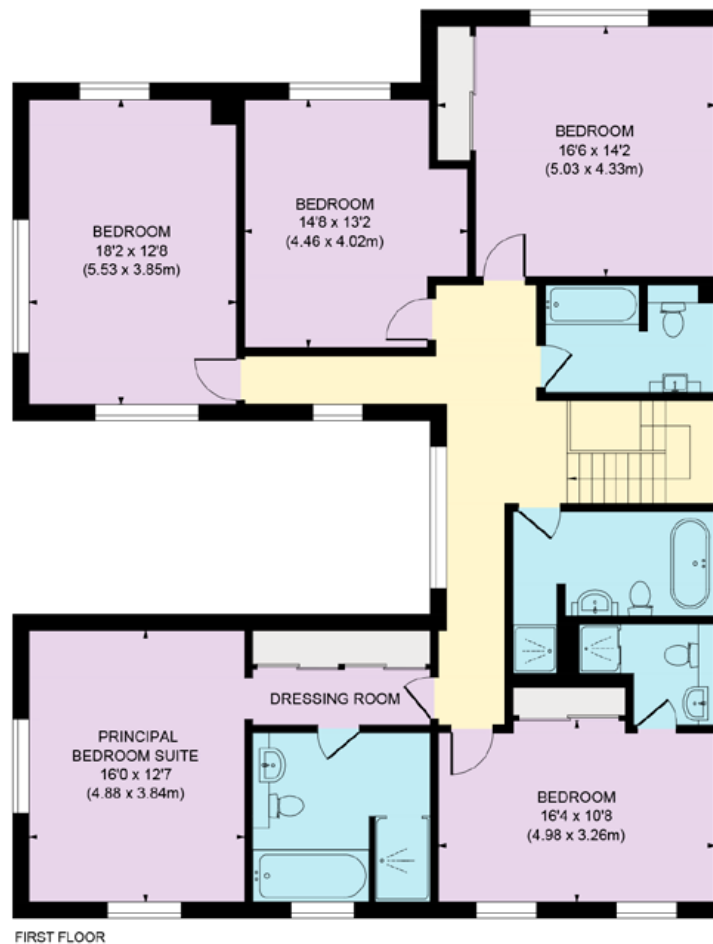
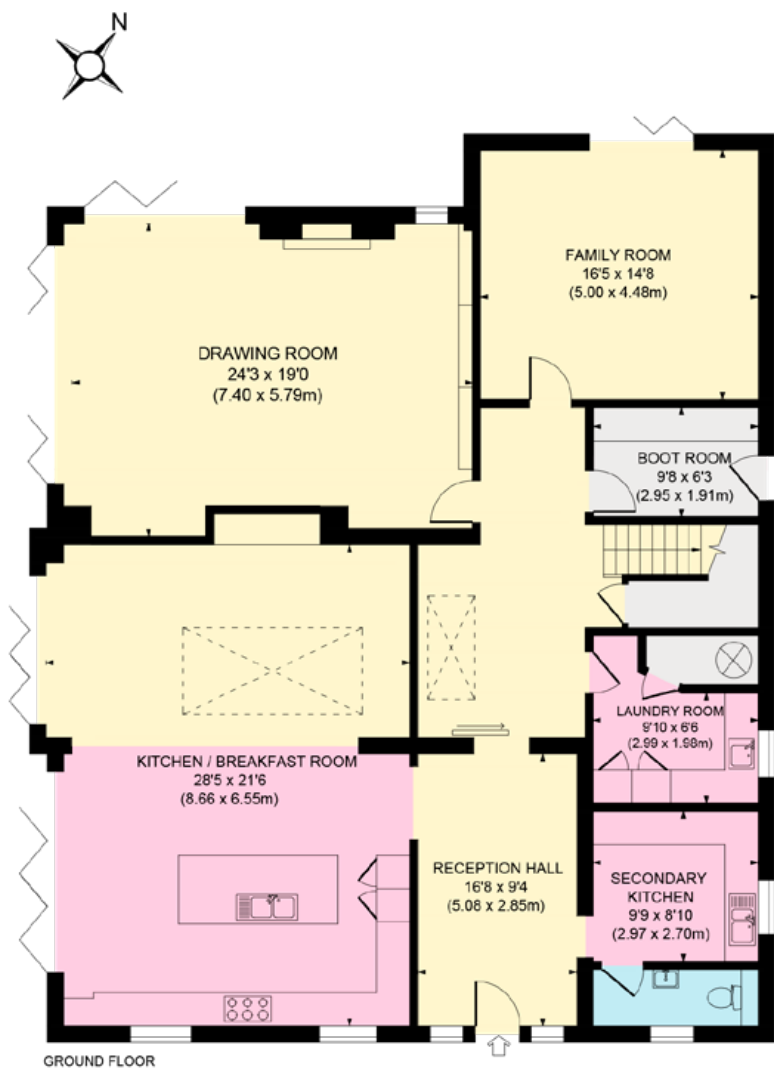
Loxbrook House is approached through electric wooden gates into a substantial gravelled driveway that fronts both the garage and house. Along two boundaries are borders full of Hydrangeas.

Extending along the southern side of the house is the terrace area with a pergola and planes trees providing a wonderful covered area for entertaining. This abuts both the kitchen/breakfast room and the drawing room.

The terrace continues along the back of the house and swings along the side of the pool building, bordered by lavender beds. The gardens to the rear are both private and laid to lawn, with a substantial weeping willow. Tucked away is a vegetable garden with raised beds and compost bins.







Approximate Gross Internal Area  
 Main House = 3,688 sq. ft / 342.60 sq. m  
 Indoor Swimming Pool = 601 sq. ft / 55.87 sq. m  
 Garage = 400 sq. ft / 37.18 sq. m  
 Total = 4,689 sq. ft / 435.65 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

# PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, oil-fired central heating, private drainage (sewage treatment plant). The pool is heated by an air source heat pump.

**Planning permission:** On 14/11/2024, Waverley Borough Council granted permission for the erection of extensions and alterations to the swimming pool building, creating an entertaining area. Reference: WA/2024/01835.

On 14/5/2024, Waverley Borough Council issued a certificate of lawfulness for the creation of a single storey building, providing a gym, gardeners WC, home office and changing facilities. This would be sited next to the swimming pool building on the northeastern boundary. Reference: WA/2024/00615.

**Local Authority:** Waverley Borough Council – 01483 523333

**Energy Performance Certificate:** Band D

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**Council Tax Band:** G

**Tenure:** Freehold

**What3Words:** Eyelash.broth.system

**Directions (Postcode: GU8 4YD):** From London take the A3 south passing Guildford, exit at the Milford junction and take the A283 south to Chiddingfold. On arriving in Chiddingfold, at the top of the green, turn left onto Pickhurst Road and continue along this road for 0.9 miles, passing through the dip in the road. On the brow of the hill take the first turning on the left into the driveway, immediately before Little Pickhurst. The electric wooden gates leading into Loxbrook House will be found immediately on your left-hand side.

**Viewings:** Viewing is strictly by appointment through Knight Frank.

Your partners in property

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