

Loxwood, Main Road, Bucks Horn Oak

Farnham, Surrey, GU10 4LT

Guide Price £450,000

ANDREW LODGE

estate agents







Loxwood Main Road

Bucks Horn Oak, Farnham

A charming Victorian semi-detached family home offering two double bedrooms, an additional nursery/home office, two versatile reception rooms, period features, private parking and a sought after location within walking distance of Alice Holt Forest and close to amenities and transport links.

- Attractive Victorian semi-detached home
- Two reception rooms featuring an elegant open fireplace and wood-burning stove
- Two double bedrooms plus a versatile nursery/home office/dressing room
- Well-appointed kitchen with storage and preparation space
- Generous rear garden with the benefit of a decked entertaining/seating area, pergola and paved patio dining area
- Close to transport links, schools and within walking distance of Alice Holt Forest
- Private parking to the rear
- Potential to extend, subject to the necessary planning permission

The property welcomes you with an inviting bay-windowed sitting room, featuring an elegant open fireplace that creates a warm and welcoming atmosphere. A second reception room, complete with a characterful wood-burning stove, provides a versatile space that can be used as a formal dining area, family room, or a cosy retreat.

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The kitchen is thoughtfully arranged, offering storage and preparation space.

Upstairs, the accommodation comprises two double bedrooms, each offering plenty of natural light and comfortable proportions, as well as a versatile nursery/home office/dressing room. The family bathroom is well-appointed with a freestanding roll top bath and separate walk-in shower, combining modern fittings with classic styling in keeping with the property's era. Throughout, the home retains many original features.

The rear of the property benefits from a large flat garden, with decked entertaining/seating area, paved patio dining area and a pergola. There is also private parking to the rear.

The property's layout is both flexible and functional, catering to a range of lifestyle needs, whether you are a growing family, a professional couple, or someone seeking extra space to work from home. Located within easy reach of local amenities, reputable schools, and excellent transport links, this charming Victorian residence combines the best of period architecture with the benefits of contemporary living.













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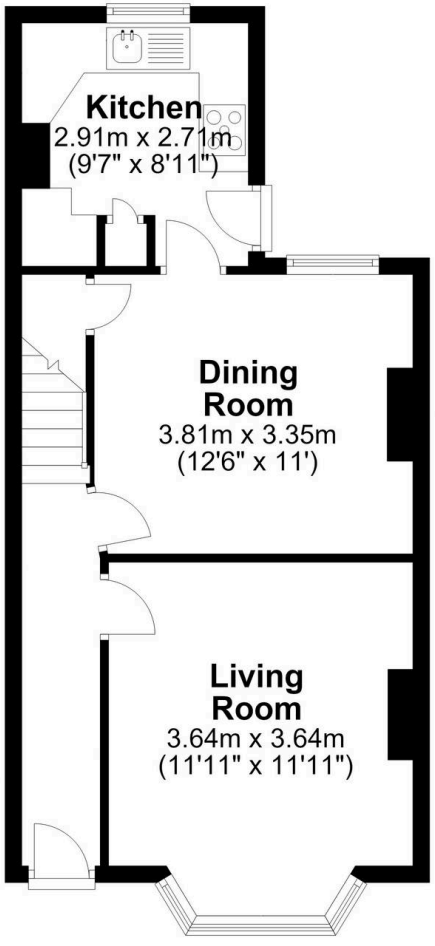
General: Services - All mains services / Local Authority - East Hampshire District Council, Penns Place, Petersfield, Hampshire GU31 4EX 01730 266551 / Council Tax - Band D with an annual charge for the year ending 31.03.27 of £2,328.68 / Tenure - Freehold / EPC rating - D / Mobile signal available. Ultrafast broadband (via Ofcom)

Situation: Loxwood is situated on the Hampshire / Surrey border within walking distance of Alice Holt Forest, part of the South Downs National Park, providing superb opportunities for walking, running, hacking and cycling. Much of the surrounding countryside is an Area of Outstanding Natural Beauty and of Great Landscape Value. Bucks Horn Oak offers a local public house and petrol station/convenience store. There are local shops, a church, primary school and public house in nearby Rowledge. The Georgian market town of Farnham is close by and has a full range of shopping and recreational facilities. There are a number of good schools locally including: Bentley C of E Primary and Binsted C of E Primary. Both Weydon and Eggars secondary schools benefit from a free school bus that offers a pick up and drop off back from Bucks Horn Oak. Farnham mainline station (4 miles) provides trains to Waterloo taking from 53 minutes. Bentley mainline station (2 miles). The A31, M3 (junction 4) and A3 are within easy reach, all providing swift access to the national motorway network as well as Heathrow and Gatwick.

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Ground Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.9 sq. feet)



Total area: approx. 83.8 sq. metres (901.7 sq. feet)

For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. They are intended to give a fair description of the property but their accuracy is not guaranteed nor do they form part of any contract. All information should be verified by yourself and your professional advisors. We have not carried out a survey nor have we tested the services, appliances and specific fixtures and fittings. It must not be assumed that the property has all or any necessary planning permissions, building regulations or any other consents. Room sizes are approximate and they have been taken between internal wall surfaces and therefore include cupboards, shelves etc. Accordingly they should not be relied upon for carpets, curtains and furnishings

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Directions: From Farnham town centre proceed along West Street. At the Coxbridge Roundabout (on the A31) take the second exit to Birdworld and the A325. Continue through the villages of Wrecclesham and Holt Pound, passing Birdworld on your right. Loxwood can be found on your right hand side before the petrol station.