



7, Willetts Way | Loxwood | West Sussex | RH14 0WW





## 7, Willetts Way

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£489,000

This immaculately presented double fronted house is built to an eye catching shallow curved design. The property forms part of a small development built in 2002. The lovely home is located within Loxwood, a particularly sought-after village lying close to the Surrey/Sussex border. In the village is a recently opened Budgens store, and local butcher, and a fine parish church plus the well-respected primary school and a doctor's surgery. The home is maintained to an exceptional standard with all the windows and external doors having been replaced with the windows in an attractive casement design to compliment the property. A sweeping drive is directly to the side of the house, and this leads to the detached garage. The gardens are a distinctive feature having been thoughtfully landscaped with an emphasis on planting and relaxing, with several secluded seating areas. There is a further large lawned area to the side of the drive which is surrounded by a maturing hornbeam hedge.



### Entrance

Front door with double glazed insert leading to:

### Hall

Staircase to first floor, double deep cupboard for coats, covered radiator.

### Cloakroom

With a w.c., pedestal wash hand basin with mixer tap, double glazed window, radiator.

### Living Room

A double aspect room with double glazed sliding patio doors leading to rear garden, double glazed window, centrepiece fire surround with open grate, two radiators.

### Kitchen/Dining Room

Running the full length of the property with a clearly defined large dining area capable of taking a large table and chairs with double glazed window, radiator, opening through to an:

### Extensively Fitted Kitchen

Comprising: work surface with inset sink unit having base cupboards underneath and integrated dishwasher, further work surface with inset four ring ceramic hob, stainless steel splash back and matching stainless steel extractor hood, base cupboards and drawers, cooker unit with double oven with storage above and below, tall shelved larder unit with further work surface to side with base cupboards under, double glazed

window with outlook over garden, opening through to:

### Utility Room

Work surface with base cupboards under, space and plumbing for washing machine, eye-level cupboard, oil fired boiler, double glazed door leading to garden.

### Landing

Double glazed window, radiator, access to roof space via pull down ladder, airing cupboard housing hot water tank.

### Main Bedroom

Two recessed single wardrobes, double glazed window, radiator, door to:

### En-suite Shower

Tiled shower cubicle with a thermostatic power shower, pedestal wash hand basin with mixer tap, w.c., chrome heated towel rail, medicine cabinet, double glazed window, mirror incorporating light and shaver point.

### Bedroom Two

Radiator, double glazed window.

### Bedroom Three

Radiator, double glazed window.

### Family Bathroom

White suite comprising: panelled bath with twin hand grips, mixer tap and hand held shower attachment (curtain and rail), pedestal wash hand basin with mixer tap having mirror over incorporating light, w.c., part tiled

walls, chrome heated towel rail, double glazed window.

### Private Drive

Situated at the side of the house is a good sized drive providing plenty of parking and this leads to:

### Detached Garage

Brick construction with a pitched and tiled roof, power and light, at the rear of the garage is a door giving access to the garden.

### Side and Rear Gardens

To the side of the drive is a large area of lawn, owned by this property, secluded by a hornbeam hedge.

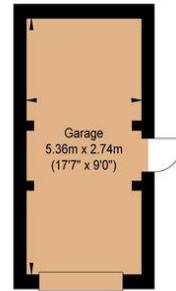
### Rear Garden

The beautifully landscaped garden comprises: attractive patio area adjacent the house with a timber pergola and raised planter, further flower and shrub borders, several steps lead to an additional area of garden having a central area of lawn with a patio surround and deep well stocked flower beds making an excellent area to relax with a high degree of privacy and enjoy the outlook back towards the property. To the side of the garage is a further area that is an excellent place for storage and houses the oil storage tank.

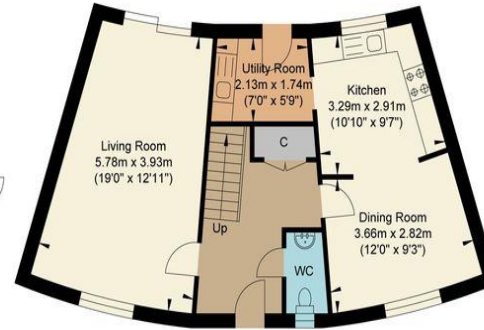
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**COUNCIL TAX BAND= E**



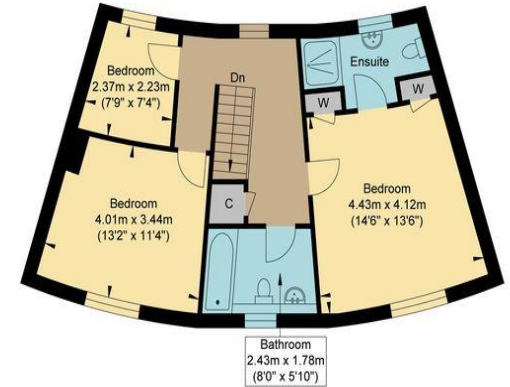
## Willets Way



Garage  
Approximate Floor Area  
158.12 sq ft  
(14.69 sq m)



Ground Floor  
Approximate Floor Area  
582.86 sq ft  
(54.15 sq m)



First Floor  
Approximate Floor Area  
582.86 sq ft  
(54.15 sq m)

Approximate Gross Internal Area (Excluding Garage) = 108.30 sq m / 1165.72 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



*"We'll make you feel at home..."*



Managing Director:  
Marcel Hoad

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