



## 3 Linden House Guildford Road, Loxwood

Guide Price £500,000



**ROGER COUPE**  
*your local property experts*

ESTATE AGENT  
Est. 1991





## 3 Linden House Guildford Road

### Loxwood

- Central village location
- End of chain
- Beautifully landscaped private garden
- Spacious, luxury first floor apartment
- Garage and parking
- Three reception rooms
- Two bathrooms
- Three bedrooms

Loxwood is a sought-after village lying close to the Surrey/Sussex border, with local butcher and delicatessen, hairdressers. There is provision for a new village shop and post office as part of a current planning permission. In addition there is a fine parish church and primary school and two local pubs. The larger village of Cranleigh is approximately 6 miles to the north with a good range of shopping including M&S Food and Sainsburys, a choice of state and private schooling and a leisure centre. Billingshurst is approximately 6 miles to the south with mainline station to Victoria and also offering a good range of shopping, educational and sporting facilities. Loxwood is well situated for easy access to the main towns of Guildford, Haslemere and Horsham, also with main line stations.

Council Tax band: E

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

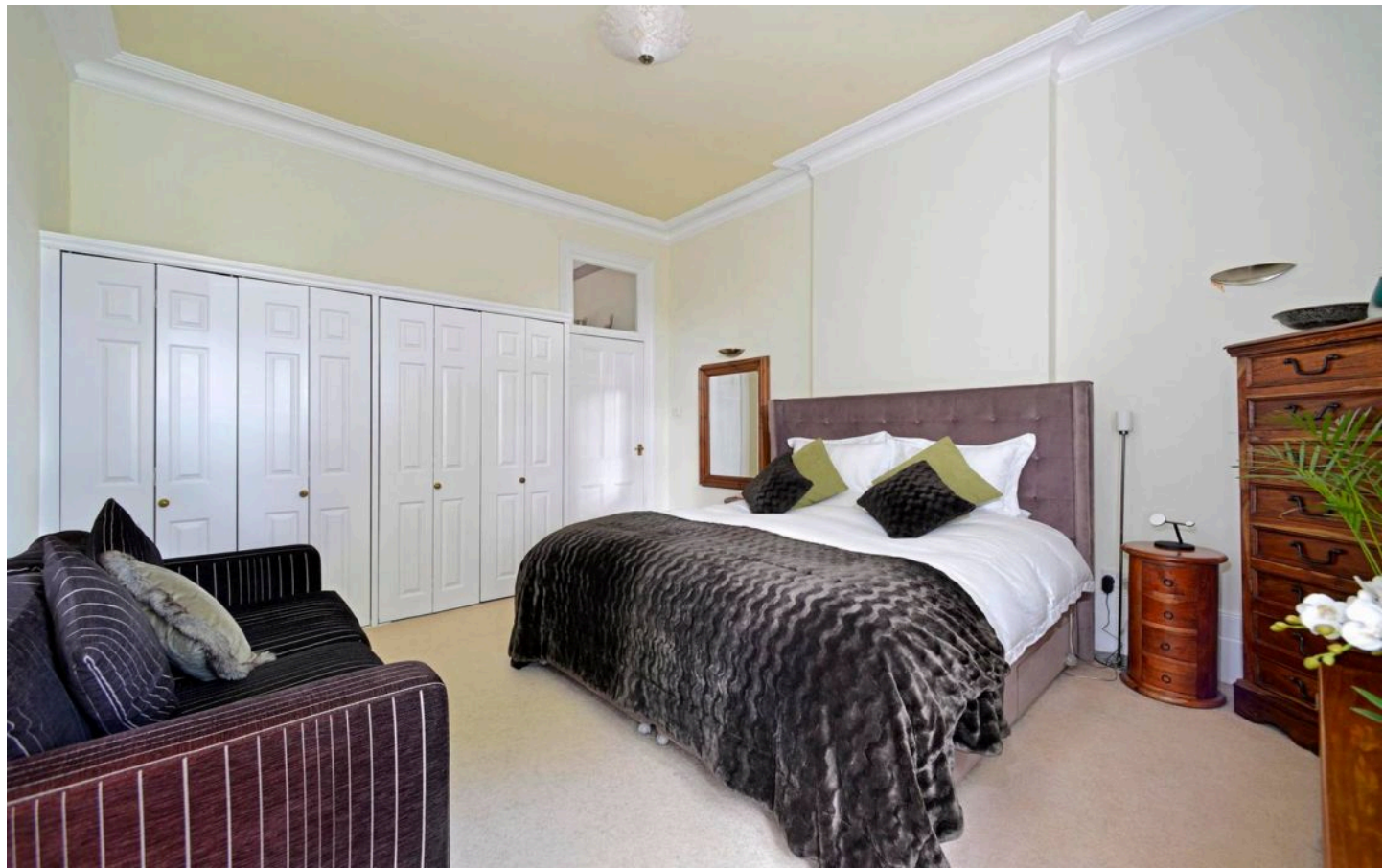




## 3 Linden House Guildford Road

Loxwood, Billingshurst

An impressive, spacious first floor luxury apartment within a classic manor house situated in the heart of this popular West Sussex village. The property offers beautifully presented bright and airy accommodation with super high ceilings and well proportioned rooms totalling some 1,300 sq ft. The property is situated on the first floor accessed via the main reception hall with personal front door to a dining/reception hall with fitted kitchen/breakfast room off, superb double aspect sitting room with fireplace and views over the village. Off the main drawing room, there is a double bedroom or study and there is a master bedroom with an excellent range of fitted wardrobe cupboards and ensuite bathroom. The accommodation then flows to another double bedroom or study and smaller bedroom or boot room. One of the features of the property is its beautifully landscaped private garden which certainly has a Mediterranean feel to it with paved patio areas having neatly maintained and well stocked flower and shrub borders around. Established hedging surrounds the garden providing high degrees of privacy and all enjoys a bright and sunny southerly aspect. There is a gate in the garden that provides access to the garage with power and light and additional parking. This property certainly warrants a visit to fully appreciate the quality and space of accommodation on offer and whilst the current owners occupy the property as their permanent residence, it is also ideally suited as a lock up and leave, if it is a second home.



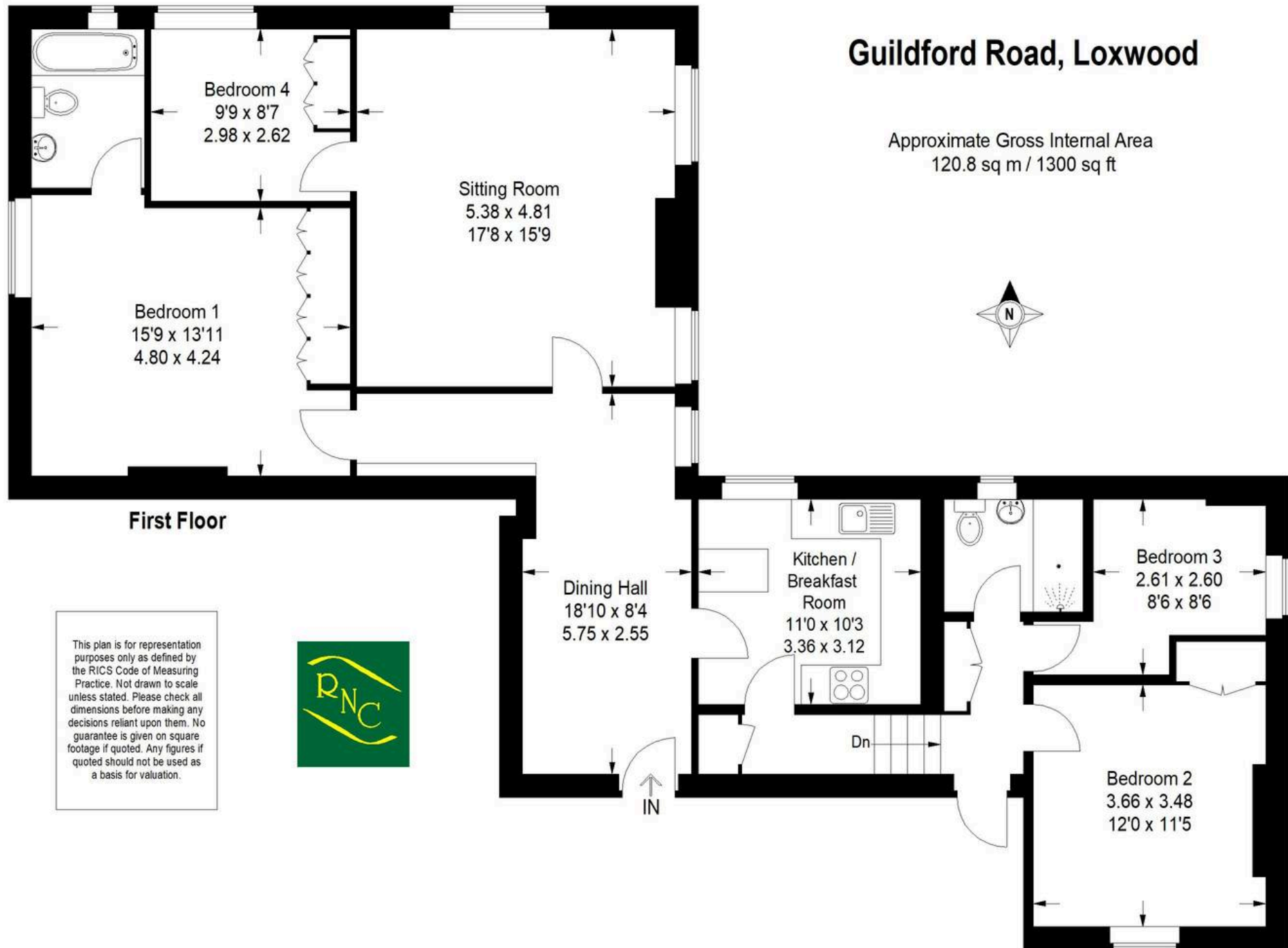






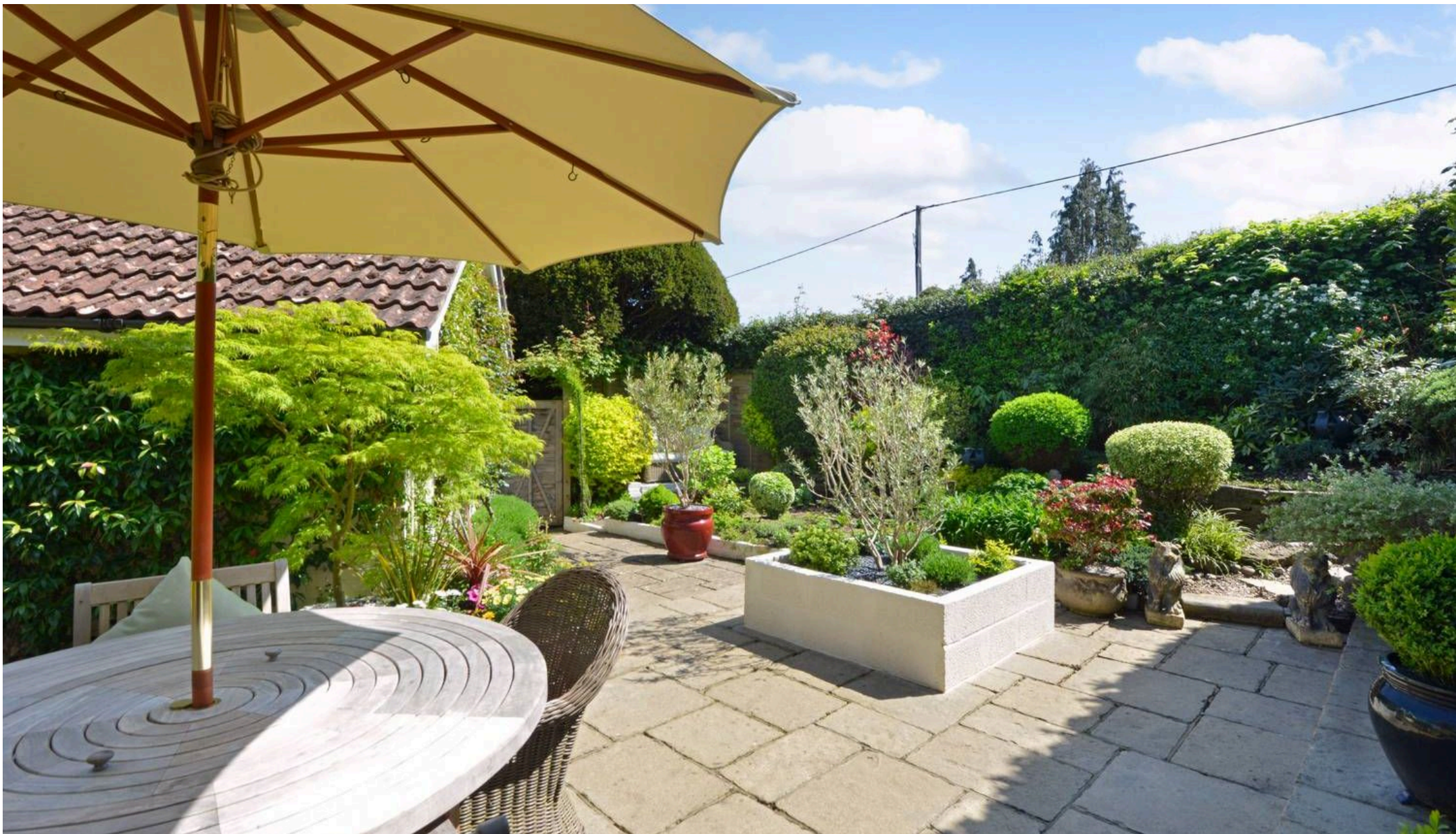
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Approximate Gross Internal Area  
120.8 sq m / 1300 sq ft



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.





## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and 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.