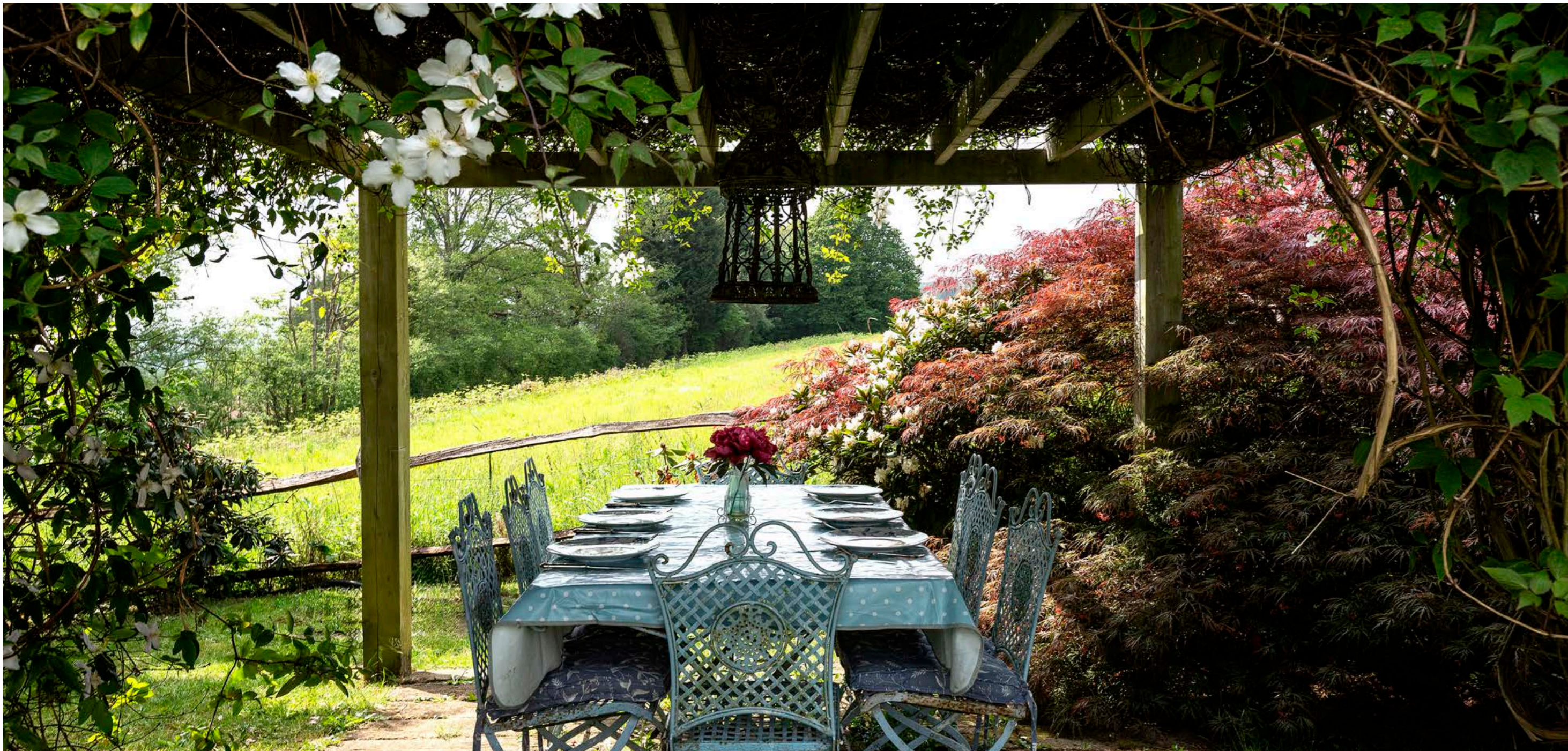




2 MARKWICK FARM COTTAGES
LOXHILL, SURREY



IN AN ELEVATED COUNTRY SETTING, BACKING ONTO OPEN FIELDS.

ACCOMMODATION

Entrance porch | Sitting room | Kitchen/breakfast room | Large boot room/utility | Cloakroom

Three bedrooms | Family bathroom

Garden stores

Pretty cottage garden | Parking

In all about 0.28 acres

SITUATION

2 Markwick Farm Cottages is located in a glorious, elevated country setting, on the southern side of the village of Hascombe. The centre of Hascombe village is within 1.1 miles which has a beautiful 13th century church and traditional pub, The White Horse. More extensive shopping facilities are available in Godalming and Guildford.

There are many excellent schools close by including Charterhouse, St Hillary's, the 6th Form College and Prior's Field in Godalming, Aldro and Longacre in Shackleford, St Catherine's in Bramley, Cranleigh School, The Royal Grammar School and The High School in Guildford.

There are numerous golf clubs close by including West Surrey, Bramley, Hurtmore and Chiddingfold. There is horse racing at Epsom, Sandown Park and Goodwood with polo at Ewhurst and Cowdray Park.

The surrounding Surrey Hills offer unrivalled opportunities for riding, walking or cycling in some of the county's most beautiful scenery. Right on the doorstep, Winkworth Arboretum is worth a visit at any time of year.

Distances : Godalming 4.8 miles (London Waterloo from 43 minutes), Cranleigh 4.5 miles, Guildford 9 miles (London Waterloo from 35 minutes), Central London 43.8 miles.

Roads: A3 Milford 5.6 miles, M25 (Wisley Junction 10) 20 miles.

Airports: London Heathrow 36 miles, London Gatwick 28 miles

(Distances and times approximate)



2 MARKWICK FARM COTTAGES

2 Markwick Farm Cottages, we are advised, dates back to 1910 and most recently was extended in 2001 by our clients, who have lived there since 1999.

The cottage, which is semi-detached, retains so much of its original character including exposed beams, quarry tiled floors, open fireplaces and pine doors.

There is a lovely sitting room with an inglenook fireplace and wood burning stove, whilst the kitchen with its original ceiling beams, has painted kitchen units and granite work surfaces. Our clients created the substantial utility/boot room in 2001, which could also be used as a study area.

On the first floor are three bedrooms and a bathroom, which all take advantage of the surrounding country views.







OUTBUILDINGS

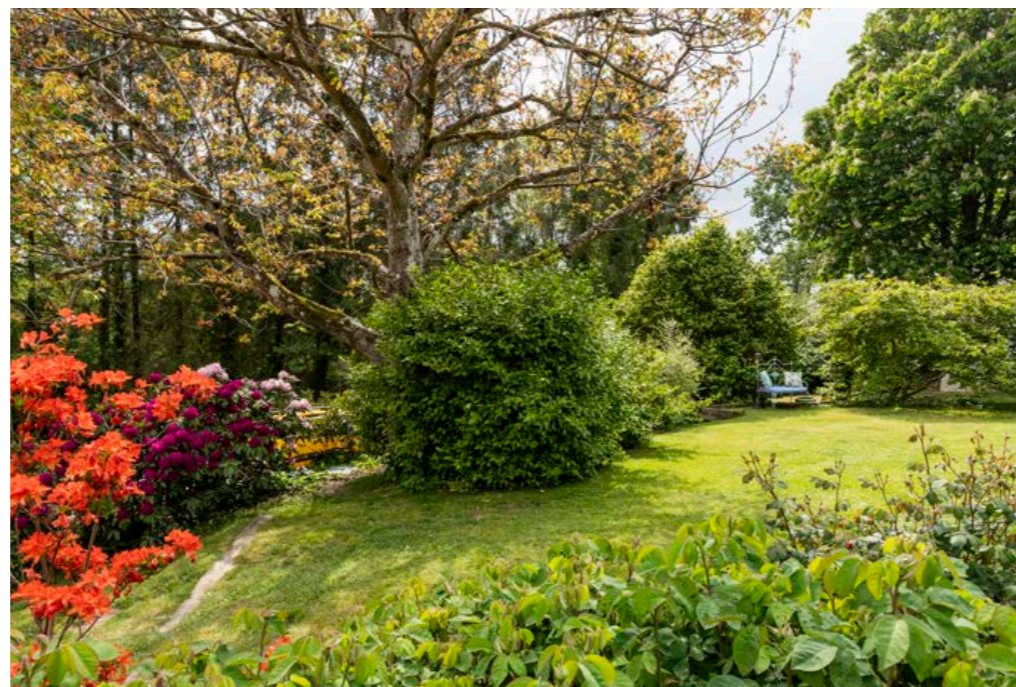
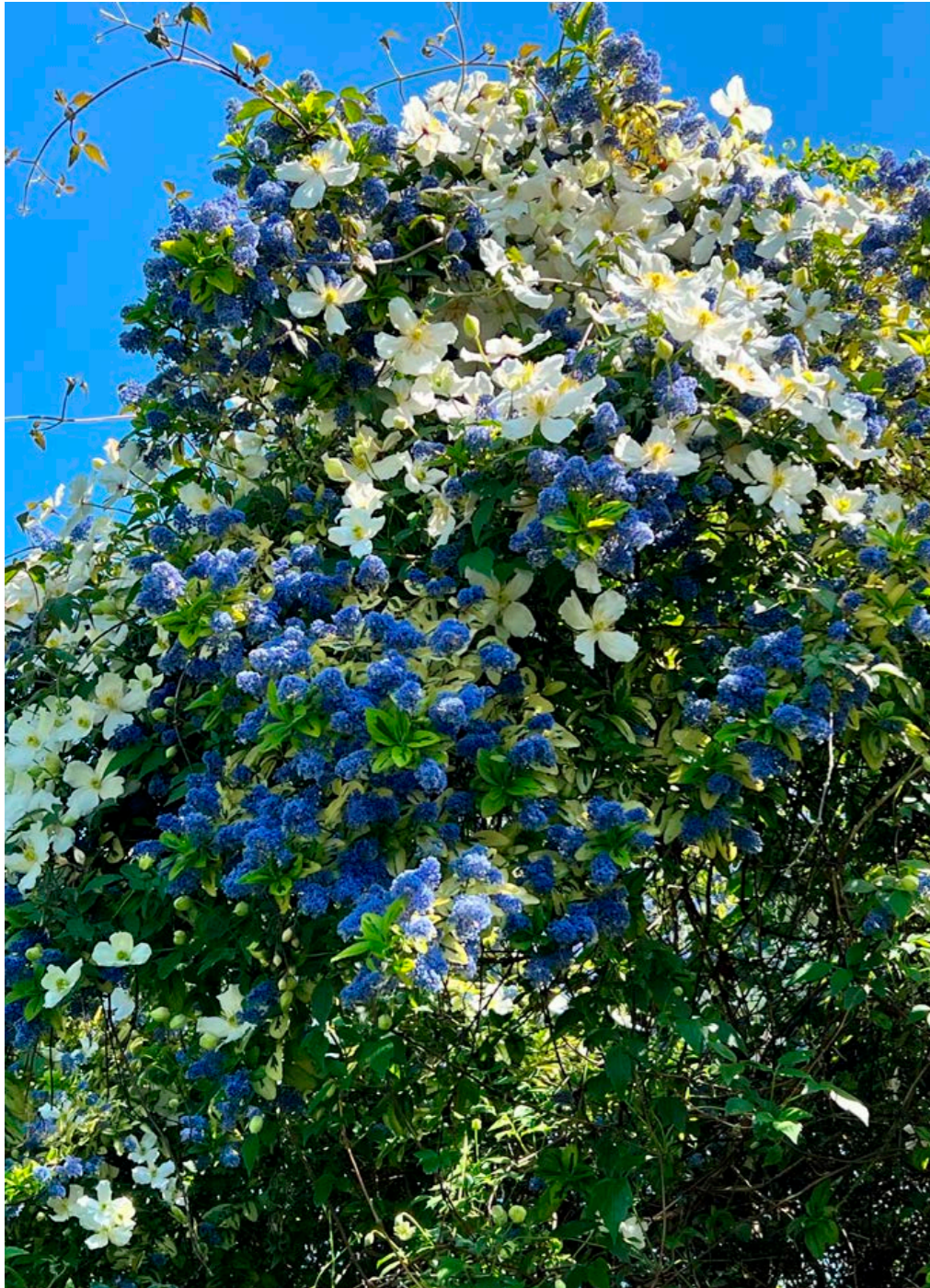
Tucked away on the western boundary is a timber garden shed, whilst to the rear of the cottage are two brick garden stores.

GARDEN

2 Markwick Farm Cottages is approached over a tarmacadam driveway that rises up to the garden. In addition to the parking space adjacent to the lane, there is ample parking for three cars.

The gardens are a feature of the property being full of colour and backing onto farmland on two sides. The gardens are over a series of levels with areas of lawn, culminating in the top corner with a charming wisteria clad pergola area from which you can enjoy the outlook. There are a wide variety of trees and shrubs including laburnum, azaleas, rhododendrons, roses, magnolias and hydrangeas.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, private drainage and LPG central heating.

Local Authority: Waverley Borough Council - 01483 523333.

Energy Performance Certificate: Rating: Band E.

Council Tax Band: E.

Tenure: Freehold.

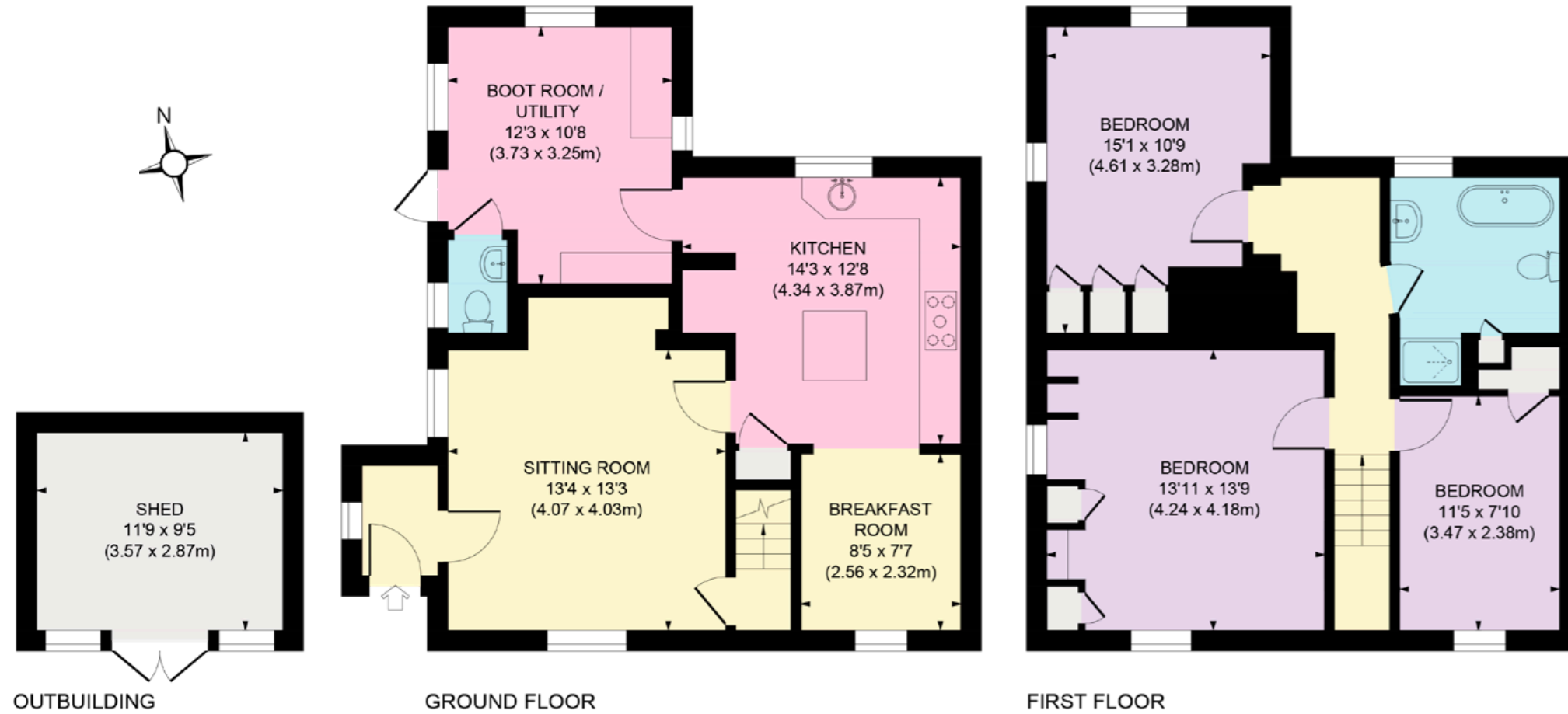
What3Words: blocking.tokens.pranced.

Directions (Postcode: GU8 4BE)

From London proceed south on the A3. Approximately 3.5 miles after the main Guildford exit, take the slip road signposted to Godalming. At the bottom of the slip road turn left onto the B3000. Continue for about 2.5 miles and at the roundabout turn right and continue into Godalming.

Proceed over the first roundabout and at the second turn left onto the Flambard Way. At the second set of traffic lights turn left onto the Brighton Road (B2130) signposted to Hascombe. Follow this road into Hascombe passing through the village, passing The White Horse public house on your left-hand side. Continue for a further 0.8 miles and turn right into Markwick Lane. 2 Markwick Farm Cottages will be found on the right-hand side after 0.3 miles.

Viewings: Viewing is strictly by appointment through Knight Frank.



Approximate Gross Internal Area
Main House = 1,230 sq. ft / 114.26 sq. m
Outbuilding = 110 sq. ft / 10.24 sq. m
Total = 1,340 sq. ft / 124.50 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.

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