

POND COPSE LANE

Loxwood, Billingshurst, West Sussex RG14 0GA

2 bedroom homes with private gardens
and allocated parking for **Rent to Buy**

AVAILABLE TO RESERVE OFF PLAN



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Stonewater, in partnership with Thakeham Homes, is proud to present a collection of **three bedroom homes for shared ownership and two, three, and four-bedroom houses for rent-to-buy** at Pond Copse, in the West Sussex village of Loxwood.

The development will showcase a range of energy efficiency innovations; all the houses will be fitted with energy-efficient air-source heat pumps, for example. There will also be landscaped communal open space, a designated play area and new corridors created specifically for wildlife. Other wildlife-friendly features being provided by Stonewater include bat boxes, martin nest boxes and swift nest cups.

Loxwood is a charming village with a thriving community spirit situated on the banks of the River Lox and the Wey & Arun Canal. The village offers a range of shops and amenities which provide the day-to-day essentials. Billingshurst is approximately six miles away where there is a greater range of shops, and just across the Surrey border, in the village of Cranleigh, is a Sainsbury's superstore and an M&S Food store. More high street shops are available slightly further afield in the towns of Haslemere, Horsham and Guildford.

The picturesque village has an abundance of bridleways, footpaths and beautiful walks along the Wey and Arun canal. The Village Hall sits in two acres of grounds and hosts various community activities such as dance lessons, sports classes and film nights. Within easy reach is the South Downs National Park, the Surrey Hills and the High Weald, all designated Areas of Outstanding Natural Beauty.

Pond Copse is within easy walking distance of Loxwood Primary School which is less than half a mile away and is ranked by Ofsted as 'Good'. For older children there is the 'Outstanding' ranked Weald Community School in Billingshurst, or Glebelands School in Cranleigh.

The nearest train station is at Billingshurst, on the London to Chichester line, from where Gatwick Airport is just 35 minutes away and London Victoria 75 minutes. Alternatively, direct trains from Horsham station to London Victoria take only 51 minutes. There is also a good bus service running regularly between the neighbouring towns and villages. Horsham and Guildford are approximately 25 to 30 minutes away by car, from where the A24, A3, M23 and M25 provide links to the UK's motorway network.

Billingshurst 6 miles

Cranleigh 6.4 miles

Petworth 10.2 miles

Haslemere 11.3 miles

Horsham 11.5 miles

Guildford 13.2 miles



SITE PLAN



PLOT 8

17 Hollyview Close, Loxwood RH14 0GA

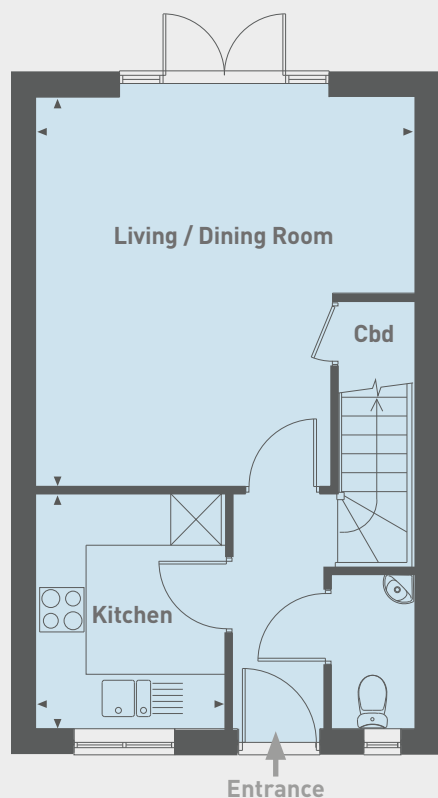


2 bedroom semi-detached house

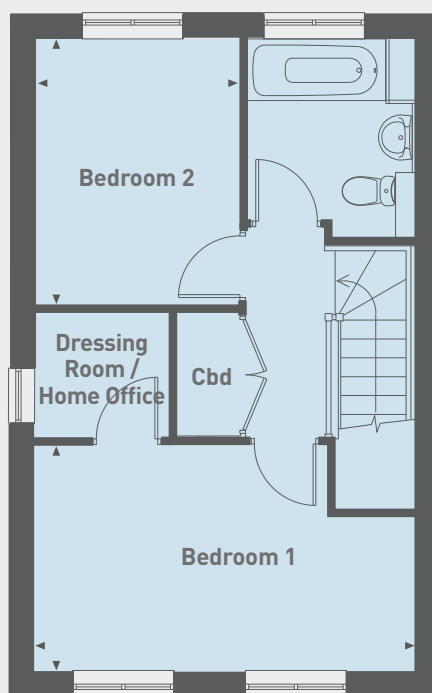
Parking space for 2 cars
Turfed rear garden
Downstairs WC

Open Market Value: **£375,000**

Monthly Rent: **£812.00**
(includes service charge)



Ground floor



First floor

Ground floor

Living / Dining Room
4.82m x 4.74m (15'8" x 15'5")

Kitchen
2.91m x 2.36m (9'5" x 7'7")

First floor

Bedroom 1
4.74m x 2.81m (15'5" x 9'2")

Bedroom 2
3.31m x 2.55m (10'8" x 8'3")

Dressing Room / Home Office
1.69m x 1.58m (5'5" x 5'1")

PLOT 9

19 Hollyview Close, Loxwood RH14 0GA



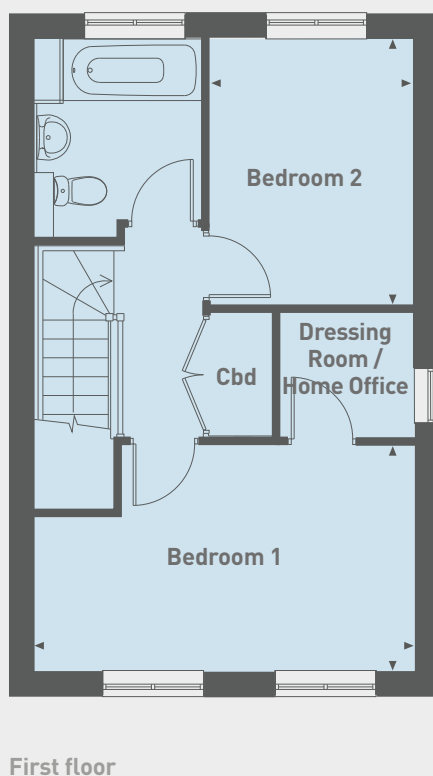
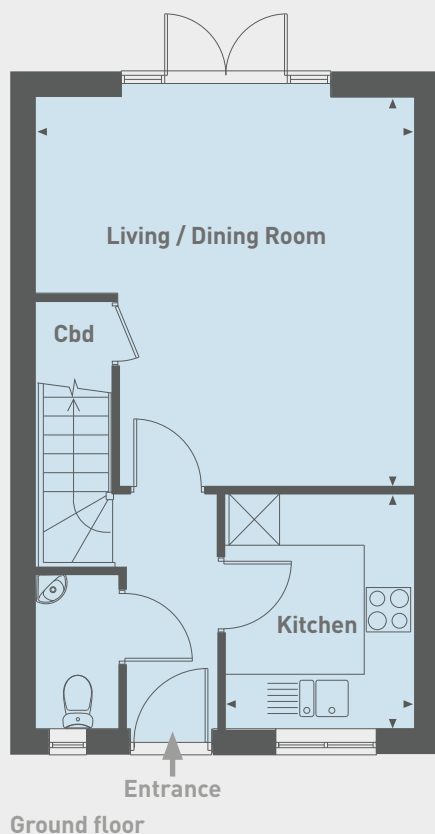
2 bedroom semi-detached house

Parking space for 2 cars
Turfed rear garden
Downstairs WC

Open Market Value: **£375,000**

Monthly Rent: **£812.00**

(includes service charge)



Ground floor

Living / Dining Room
4.82m x 4.74m (15'8" x 15'5")

Kitchen
2.91m x 2.36m (9'5" x 7'7")

First floor

Bedroom 1
4.74m x 2.81m (15'5" x 9'2")

Bedroom 2
3.31m x 2.55m (10'8" x 8'3")

Dressing Room / Home Office
1.69m x 1.58m (5'5" x 5'1")

Please note that all sales particulars and images are for marketing and illustrative purposes only. Computer generated images are representative of the house type and not necessarily the specified plot as some details may vary. Plans may contain elements which are not present upon the final completion of the property. All room dimensions are approximate and are for general guidance only.

PLOT 11

2 Thistle Way, Loxwood RH14 0GB



2 bedroom semi-detached house

Parking space for 2 cars

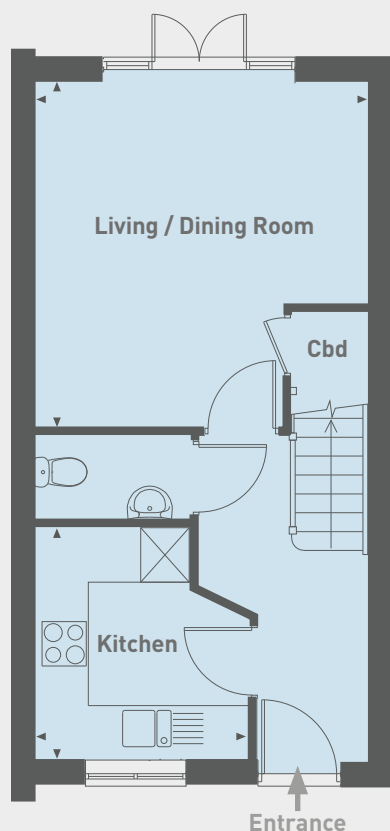
Turfed rear garden

Downstairs WC

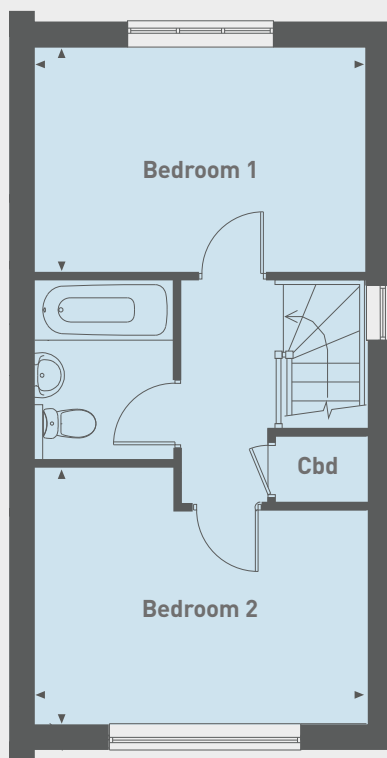
Open Market Value: **£300,000**

Monthly Rent: **£800.00**

(includes service charge)



Ground floor



First floor

Ground floor

Living / Dining Room
4.27m x 4.16m (14'0" x 13'6")

Kitchen
2.88m x 2.69m (9'4" x 8'8")

First floor

Bedroom 1
4.16m x 2.80m (13'6" x 9'1")

Bedroom 2
4.16m x 3.17m (13'6" x 10'4")

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PLOT 20

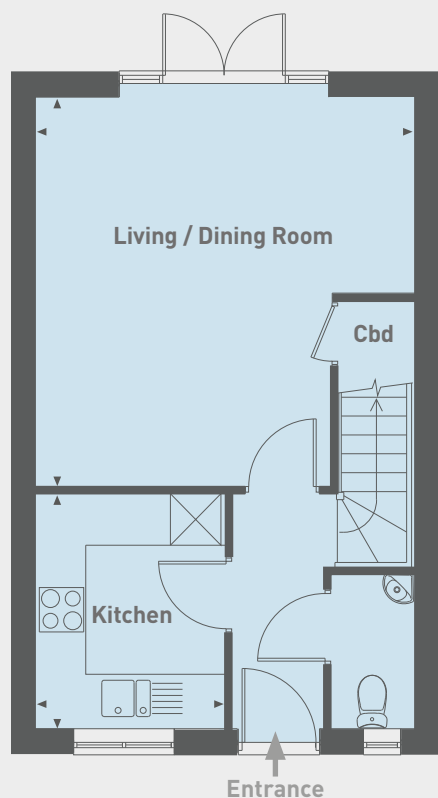
29 Hollyview Close, Loxwood RH14 0GA



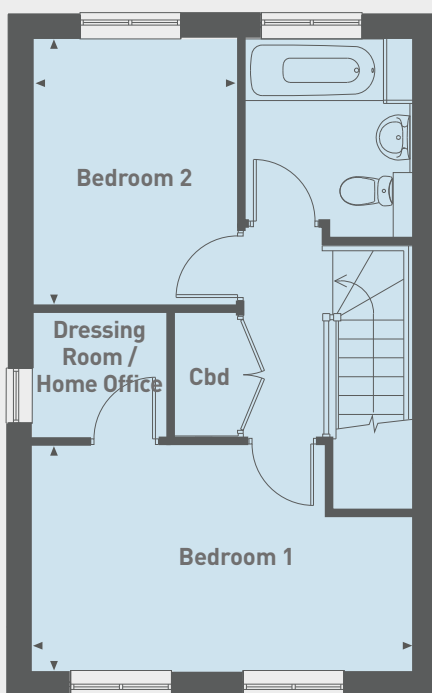
2 bedroom semi-detached house

Parking space for 2 cars
Turfed rear garden
Downstairs WC

Open Market Value: **£375,000**
Monthly Rent: **£812.00**
(includes service charge)



Ground floor



First floor

Ground floor

Living / Dining Room
4.82m x 4.74m (15'8" x 15'5")

Kitchen
2.91m x 2.36m (9'5" x 7'7")

First floor

Bedroom 1
4.74m x 2.81m (15'5" x 9'2")

Bedroom 2
3.31m x 2.55m (10'8" x 8'3")

Dressing Room / Home Office
1.69m x 1.58m (5'5" x 5'1")

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Please note the most up-to-date availability can be found on our website www.stonewaterhomes.co.uk. Alternatively call the New Homes team to find out more on 02380 658 836

Rent to Buy is a scheme which allows you to rent a home at 80% of the market rent, providing you with the opportunity to save towards a deposit to then go on and buy your own home. Our homes will be let on an Assured Shorthold Tenancy for 5 years giving you plenty of time to build up a deposit, after which Stonewater will provide you with an opportunity to buy 100% of the home you know and love.

FIND OUT ABOUT RENT TO BUY

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