



MILL COTTAGE

Loxwood, West Sussex



AN IMMACULATE COUNTRY HOUSE IN A PEACEFUL RURAL LOCATION ON THE EDGE OF THE VILLAGE OF LOXWOOD

Summary of accommodation

Reception hall | Drawing room | Dining room | Vaulted games room with mezzanine | Office | Kitchen/breakfast/family room
Larder | Utility room | Boot room | Cloakroom

Principal bedroom with dressing room and en suite bathroom | Guest bedroom with dressing room and en suite bathroom
Three further bedrooms en suite

Annexe: Living/kitchen/dining room | Bedroom | Bathroom

Garage barn: Double garage with gardener's WC | Three parking barns | Heated store/office | Log store

Stables: Two loose boxes | Tack room | Machinery barn

Sun terraces | Formal lawns | Kitchen garden | Paddocks | Woodland cabin and firepit

Gardens and grounds in all about 2.36 acres

Distances: Loxwood village centre 0.5 miles, Billingshurst 5.5 miles (Victoria/London Bridge 65 minutes)
Haslemere 10 miles (London Waterloo from 52 minutes), Guildford 13 miles (London Waterloo 35 minutes), Central London 45 miles
(All distances and times are approximate)



SITUATION

Mill Cottage is located on the Brewhurst Estate in the village of Loxwood in prime West Sussex. The Estate is known to have been in existence since the early 1500s and the property itself is accessed via Brewhurst Lane which, after a short distance from the main road of Vicarage Hill, becomes a private lane serving a handful of dwellings in a quiet, unspoilt setting overlooking the mill stream.

The property is approximately 0.5 miles from the village centre, with shops catering for day-to-day needs. Approximately 10 miles from the property is Petworth which has an excellent range of shopping and recreational facilities as well as a leisure centre.

There are a number of reputable schools in the area including Cranleigh, Charterhouse and Priorsfield at Godalming, St Catherine's in Bramley and Pennthorpe School at Rudgwick. Sporting facilities include racing at Goodwood, polo at Cowdray Park and Hurtwood Park, sailing on the south coast and golf courses at Slinfold, Chiddingfold, Milford and West Sussex at Pulborough.







THE PROPERTY

Mill Cottage was built, we understand, in the 1600s to provide accommodation for the miller and his assistant. Purchased by our clients in 2014, Mill Cottage has been lovingly restored, enhanced and extended, joining several of the older buildings together with clever and considered use of both modern and period materials. The property now comprises several generous reception rooms together with a stunning kitchen/breakfast/family room benefitting from underfloor heating and with a large kitchen island to its heart featuring a beautiful marble surface. This space also benefits from bifold doors leading directly out on the sun terraces and gardens beyond.

The drawing and dining rooms are formed from the heart of the old cottage and feature exposed beams to the ceilings and walls, with the old chimney breast in the centre and a wood burning stove in the hearth of each room.







Another highlight of the property is the principal bedroom suite, which comprises a dressing room, en suite bathroom and bedroom. Beautifully conceived by our clients and perfectly executed, this suite is wonderfully fitting of the mature country house that Mill Cottage is now.





MILL COTTAGE ANNEXE

A useful addition to the property and formed from an old farm building is the annexe. Comprising a large open plan space housing a sitting room and kitchen, beyond which are the bedroom and bathroom. A wonderful cottage in its own right, the property serves as excellent separate space for long-term visiting guests.





GARDENS & GROUNDS

Mill Cottage is entered off a private lane through timber electric gates, leading to a gravelled driveway to a parking area around which are the garage and pole barn.

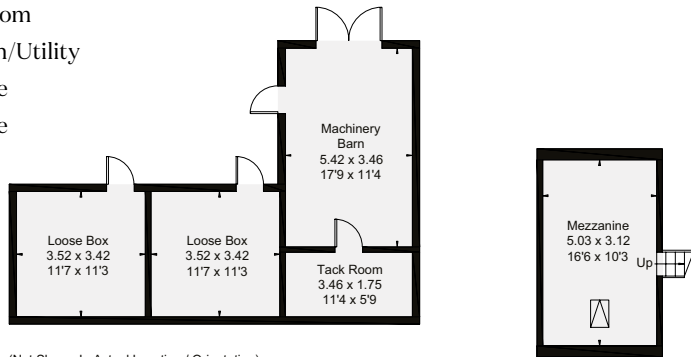
The grounds surrounding the house are mainly laid to lawn with established shrub borders and have been thoughtfully landscaped with a number of paths, connecting the component parts of the property together through the gardens.

To the west of the property lie the paddocks providing grazing and incorporating the stables.



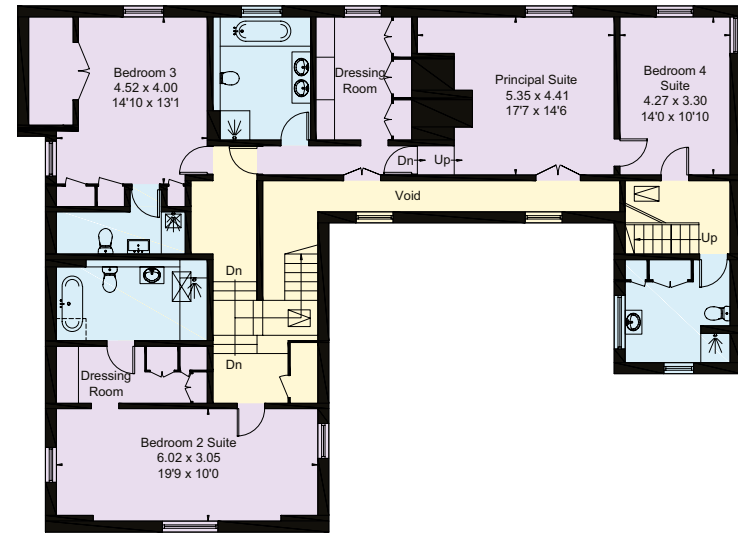


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

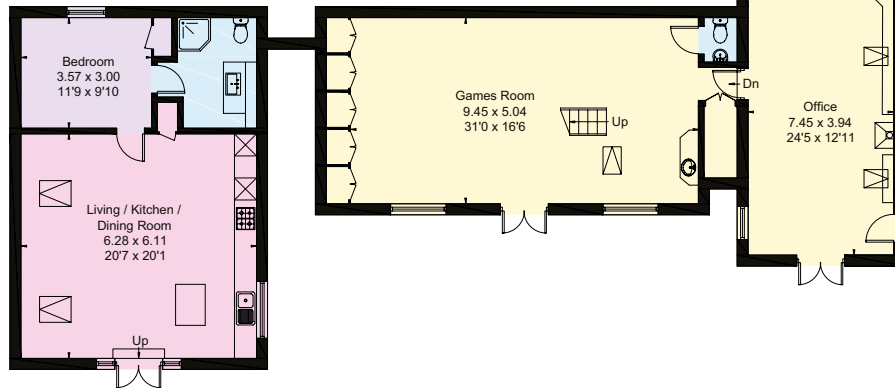


(Not Shown In Actual Location / Orientation)

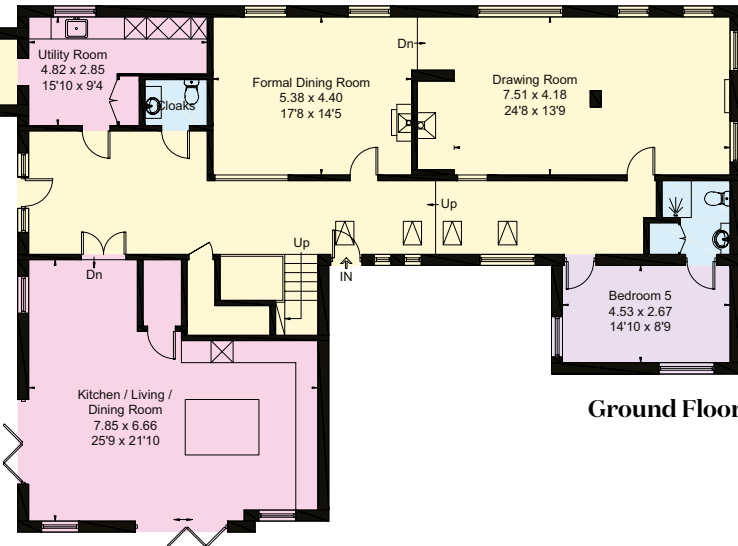
Mezzanine



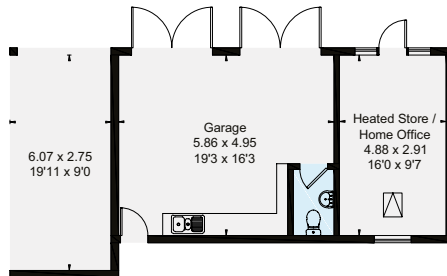
First Floor



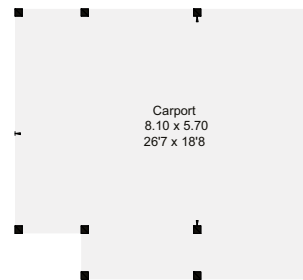
Annexe



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 462.3 sq m / 4976 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Outbuildings = 97.3 sq m / 1047 sq ft
 Total = 588.3 sq m / 6332 sq ft (Including Mezzanine/ Excluding Void / Shed)

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.



PROPERTY INFORMATION

Local Authority: Chichester District Council

Council Tax: Band H

Services: Our clients advise the property benefits from mains water, electricity and drainage, together with oil-fired central heating. Fully cabled wifi and Starlink. Sonus sound system.

Tenure: Freehold

EPC: D

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