



5 Station Road, Loxwood

Guide Price £575,000



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ESTATE AGENT
Est. 1991



5 Station Road

Loxwood, Billingshurst

Loxwood is a sought-after village lying close to the Surrey/Sussex border, with local butcher and delicatessen, hairdressers. There is a new village shop offering a wide range of day-to-day needs. 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: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: C



5 Station Road

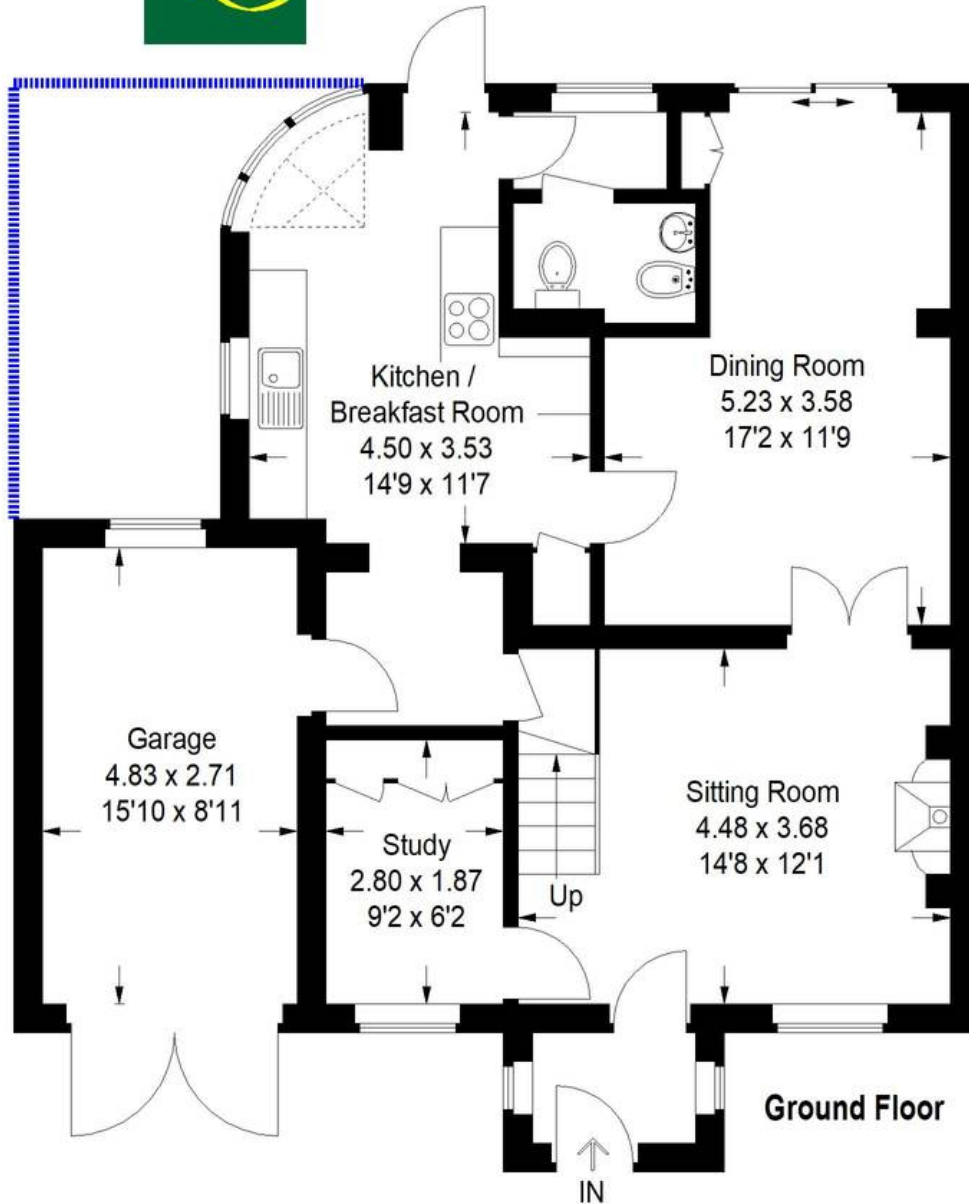
Loxwood, Billingshurst

A beautifully presented extended character semi-detached cottage featuring four bedrooms and three reception areas and benefits from planning permission to extend (Reference LX/22/02104/DOM). This extension will provide a master bedroom suite with ensuite shower room, large open plan kitchen/dining/family room, utility room and a shower room on the ground floor. This attractive part tile hung cottage is situated in the heart of this popular West Sussex village with local amenities immediately to hand and is approached via a good sized driveway providing plenty of off road parking and has a pretty garden to the rear. The property benefits from double glazed windows and modern solar panels. We highly recommend an early visit to fully appreciate the quality of this character home and the potential that it offers.

- Attractive character semi-detached cottage
- Four bedrooms
- Three reception rooms
- Plenty of off road parking
- Planning permission to extend
- Pretty garden





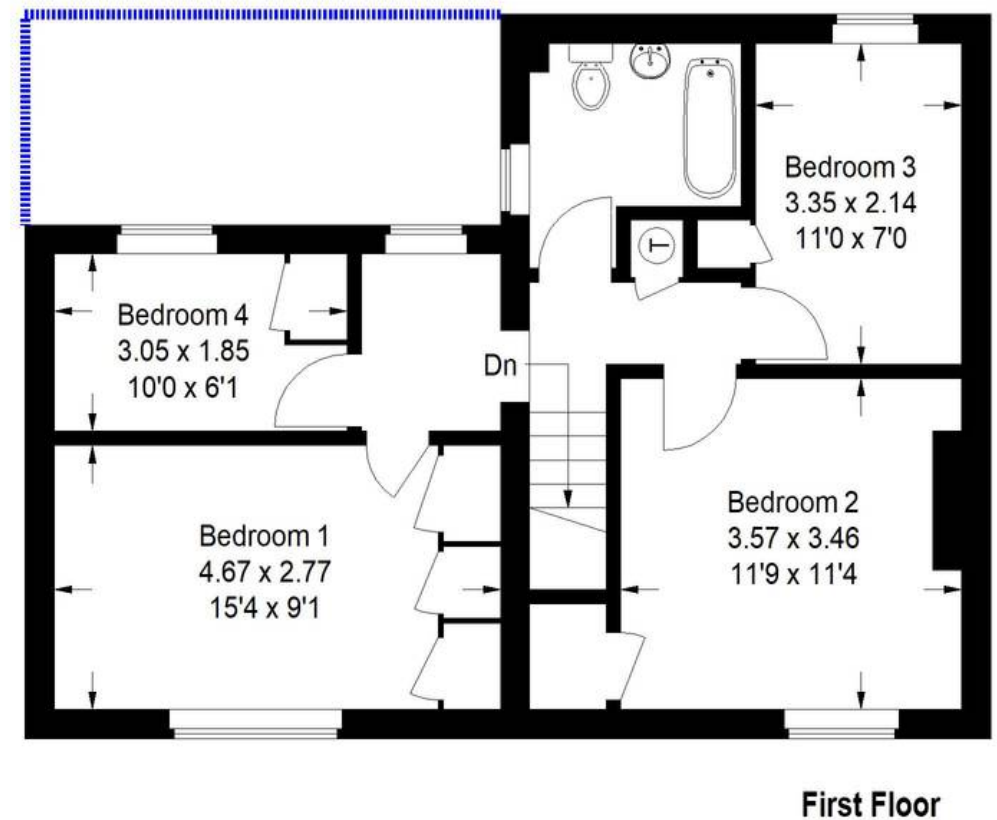


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Approximate Gross Internal Area
Ground Floor = 81.5 sq m / 877 sq ft
(Including Garage)
First Floor = 54.8 sq m / 590 sq ft
Total = 136.3 sq m / 1467 sq ft

..... = Proposed Extension

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.





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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.