



Melrose Plaistow Road, Loxwood
£1,100,000



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Melrose Plaistow Road

Loxwood

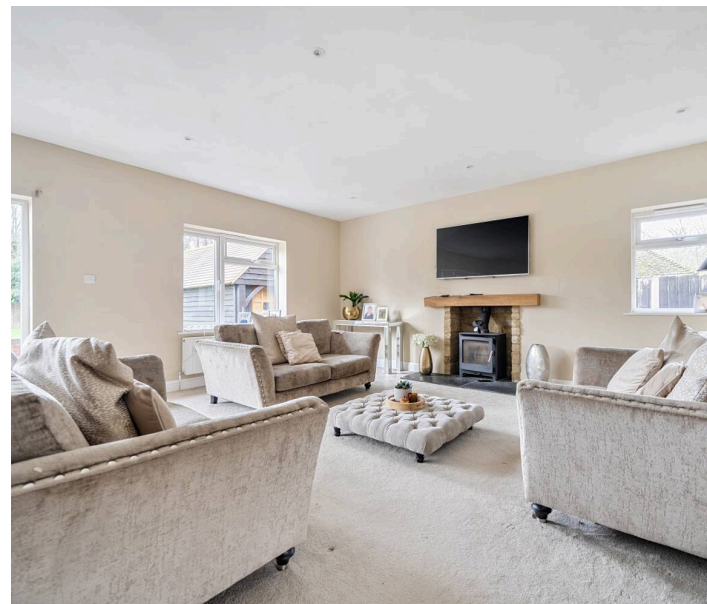
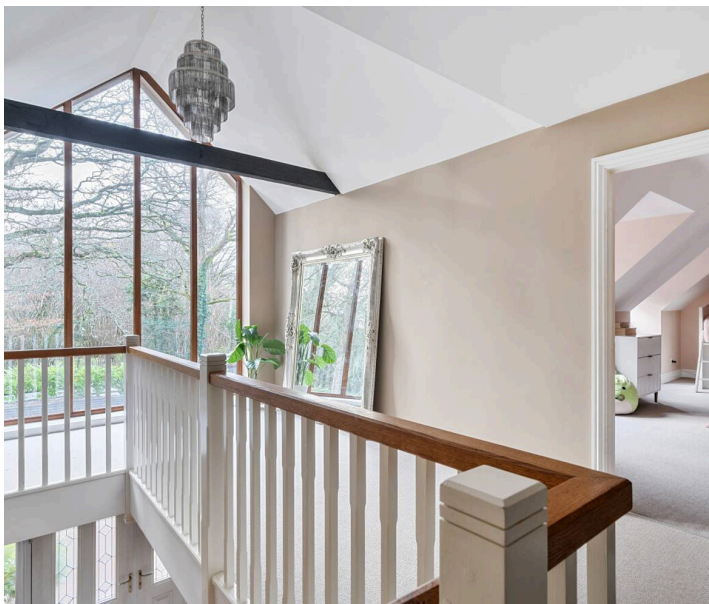
- Individual detached family home
- Four double bedrooms
- Two bathrooms
- Four reception rooms
- Garage and parking
- No onward chain
- Impressive landing with picture window.

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: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

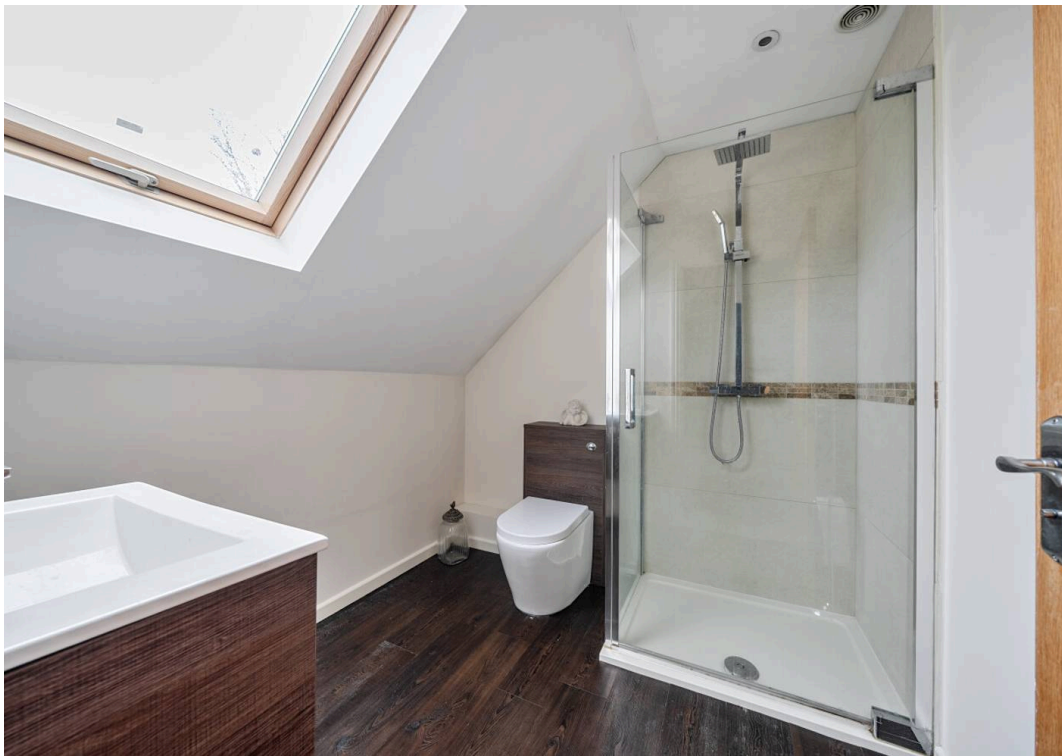


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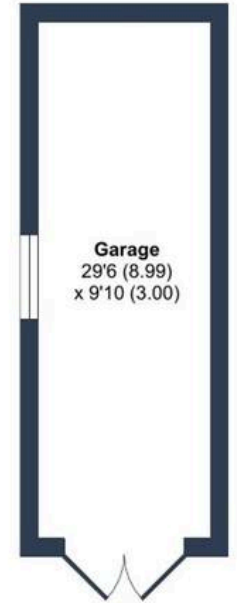
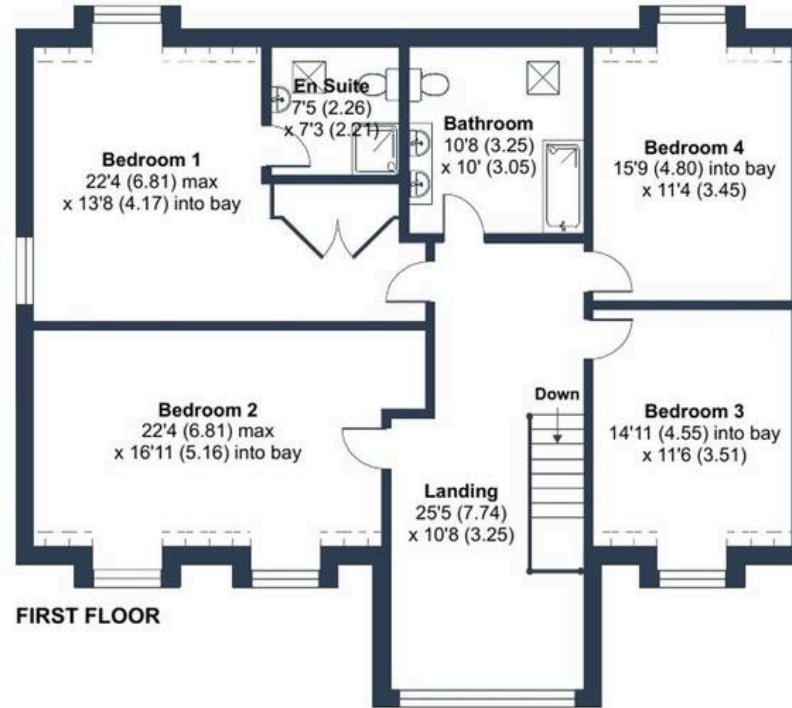
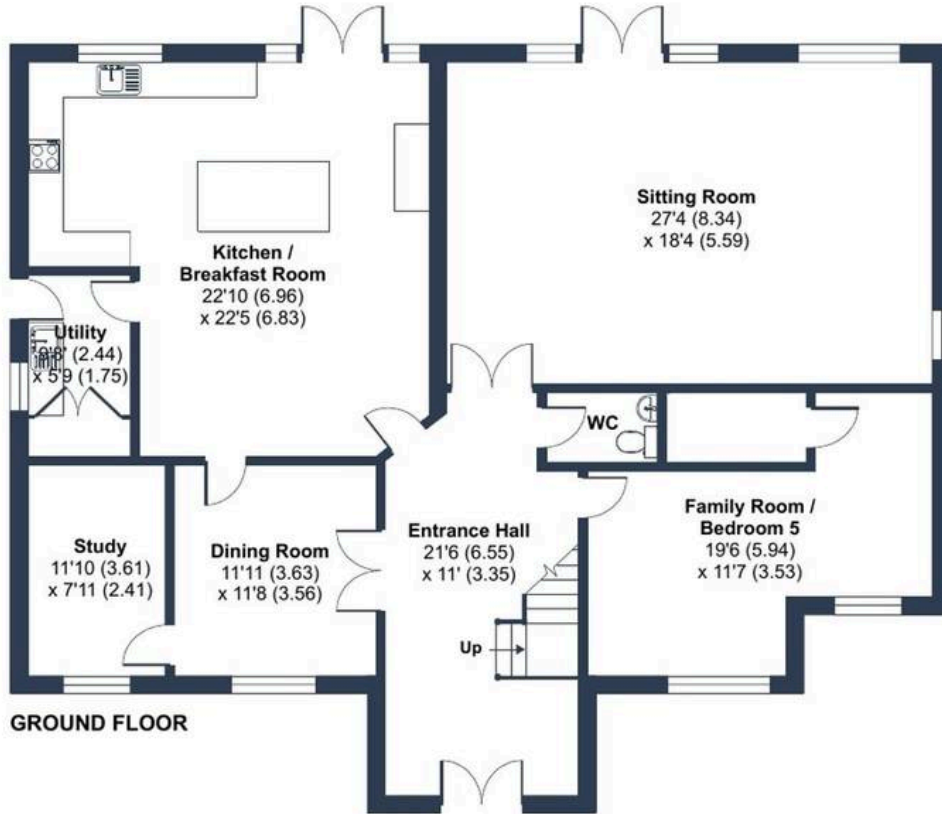
Loxwood

An individually designed and built 4/5 bedroom detached family home situated on a large garden plot on the semi rural edge of the village. The property is accessed via electrically controlled gates to a large gravel driveway to the double front door. There is a large welcoming reception hall with cloakroom off, a sitting room with log burning stove and double doors to the garden, an impressive open plan kitchen/breakfast room with large central island unit and utility room off. There is a separate dining room and study and a large family room/bedroom five completes the ground floor accommodation. Stairs rise to an impressive open plan first floor landing with large picture window to the front elevation, principal bedroom with ensuite shower room and fitted wardrobe cupboards, three further double sized bedrooms and a family bathroom. Outside, there is plenty of parking on the large gravel driveway flanked by lawns with side access to a detached double length garage. The rear garden is of good size having paved patio leading onto extensive areas of lawn. The property is offered with no onward chain and we highly recommend a visit to fully appreciate the accommodation on offer.





Denotes restricted head height



Approximate Area = 3155 sq ft / 293.1 sq m
Limited Use Area(s) = 31 sq ft / 2.9 sq m
Garage = 290 sq ft / 26.9 sq m
Total = 3476 sq ft / 322.9 sq m

For identification only - Not to scale





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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.