

5 Nursery Green, Loxwood RH14 0EQ

£525,000

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Est.1991







5 Nursery Green

Loxwood

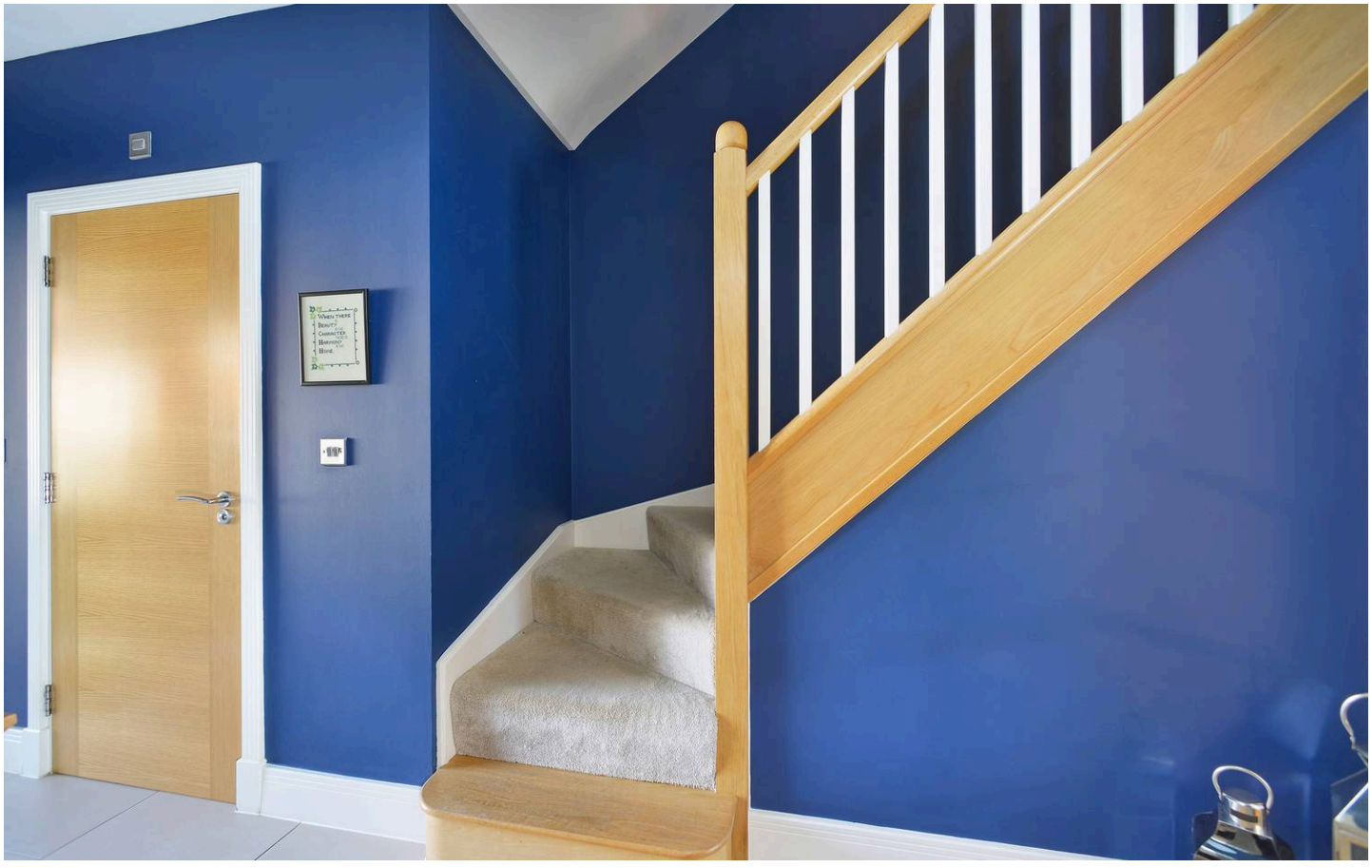
- Well presented semi-detached home
- Large open plan fitted kitchen/sitting dining room
- Three bedrooms
- Two bathrooms
- Garage/home office
- South facing garden
- Single garage converted into home office/games room & garden store

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: E, Tenure: Freehold, EPC Energy Efficiency Rating: B, EPC Environmental Impact Rating: B

5 Nursery Green

A well presented three bedroom semi-detached home situated on a south facing garden plot on this popular modern village development. The accommodation is arranged over two floors with entrance hall, cloakroom, fitted kitchen which is open planned with the sitting/dining room which is a lovely room with ceramic tiled floors and double patio doors to the garden, large understairs storage cupboard. Stairs rise to the first floor, where there are three good sized bedrooms with the principal bedroom having an ensuite shower room and a comprehensive range of fitted wardrobe cupboards, second bedroom with built in wardrobe cupboards, bedroom three and a family bathroom. Outside, the property is approached via a brick pavia driveway providing for a couple of cars leading to a single garage, which is currently split into a garden store and home office/games room. Side access to the rear garden which enjoys a bright and sunny southerly aspect with full width paved patio stepping onto lawn with attractive, raised flower and shrub borders around and a small seating area enjoying the evening sunshine. We highly recommend a visit to this super home to fully appreciate the well planned accommodation on offer.











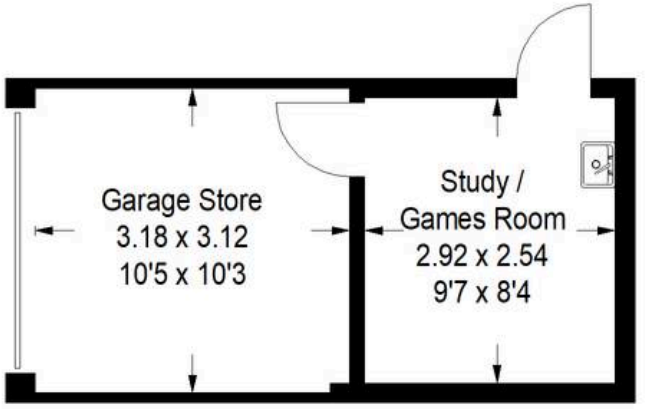




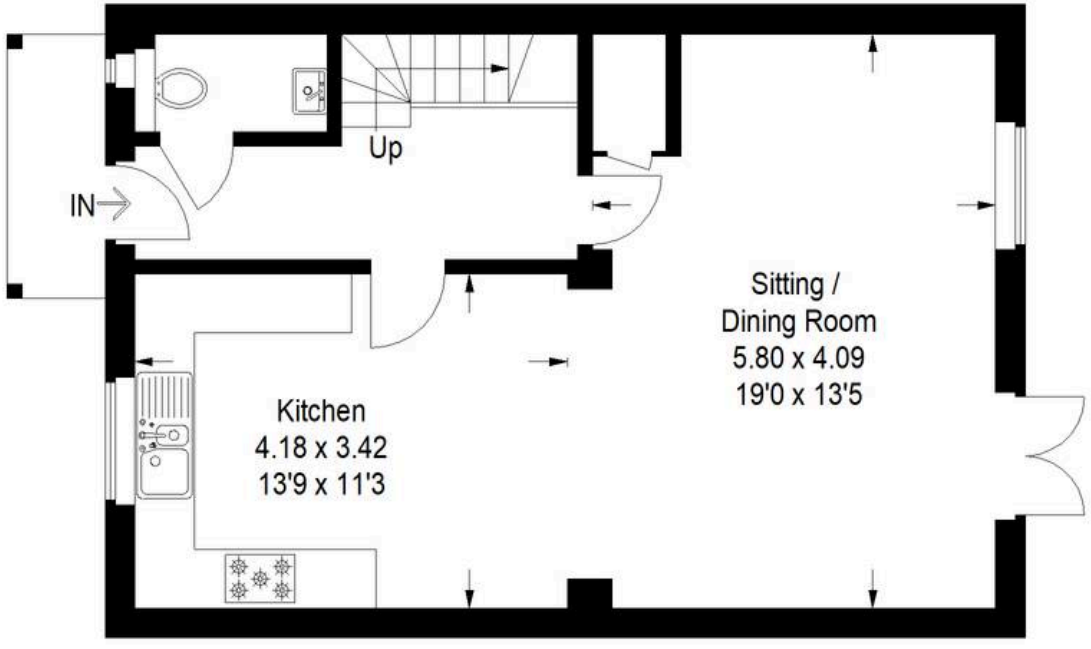
Nursery Green, Loxwood

Approximate Gross Internal Area
Ground Floor = 51.6 sq m / 555 sq ft
First Floor = 51.2 sq m / 551 sq ft
Outbuilding = 17.7 sq m / 190 sq ft
Total = 120.5 sq m / 1297 sq ft

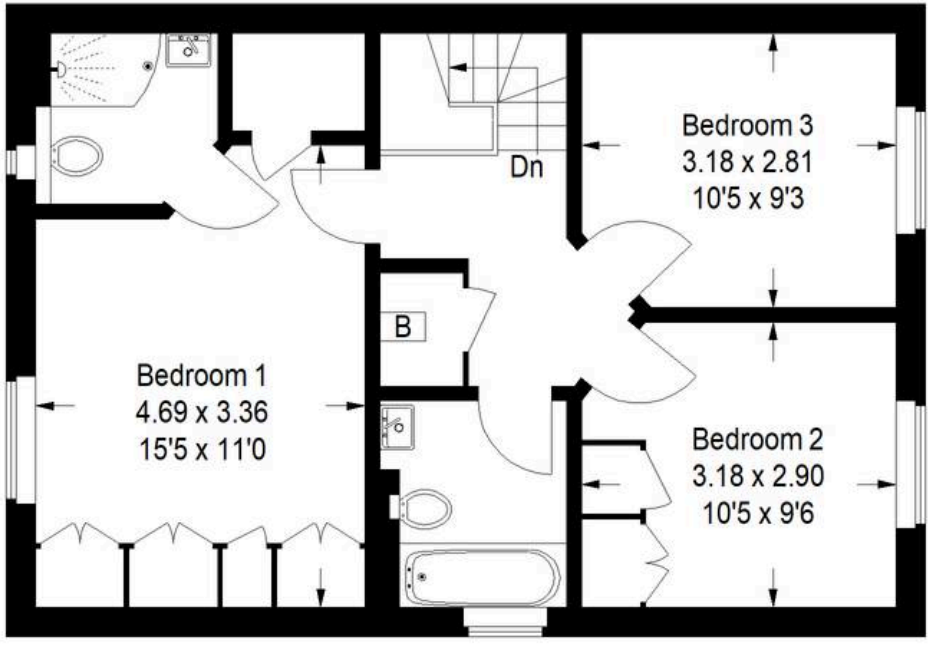
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(Not in Position)



Ground Floor



First Floor

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.