



1 Simmons Place, Loxwood RH14 0BG
£1,250,000



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Est. 1991



1 Simmons Place

Loxwood, Billingshurst

- Well presented five bedroom family home
- Impressive open plan kitchen/dining room with electric AGA
- Three separate reception rooms
- Three bathrooms
- Solar panels for hot water
- Heated swimming pool
- Impressive outside entertaining area
- Double garage
- West facing garden

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



1 Simmons Place

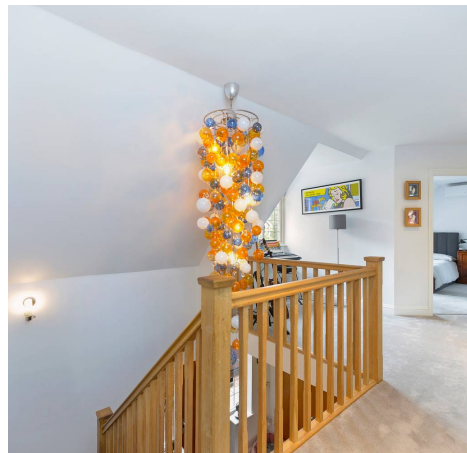
A beautifully presented detached five bedroom home situated on a bright and sunny south west facing garden plot. Being one of four in a private close, built in 2011, this superb family home offers a particularly adaptable arrangement of accommodation arranged over two floors with the ground floor benefitting from underfloor heating and a wealth of English Oak flooring. You are greeted by a spacious and welcoming reception hall leading to a large drawing room with fireplace and wood burning stove, bright and sunny double aspect family room, study, well appointed kitchen/dining room with double doors opening to the garden, central island unit and an electric AGA. A separate utility room and cloakroom complete the ground floor accommodation. Stairs rise to the first floor where there are five double sized bedrooms with the principal bedroom and guest bedroom having ensuite bathroom facilities and a family bathroom completes the first floor. Four of the bedrooms benefit from fitted air conditioning units along with the ground floor study. Outside, the property is approached via a driveway providing parking for several cars leading to the integral double garage. Wide side accesses to both sides of the property lead to the bright and sunny west facing garden with large expanses of patio with powder coated aluminium pergola with side screens and slatted roof that can be open or closed with the addition of programmable lighting and infra red heaters.



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The patio extends onto good expanses of lawn and a heated swimming pool with air source heat pump. The gardens are bordered by well stocked raised flower and shrub borders with inset lighting, irrigation system and contemporary style fencing that forms the boundaries providing high degrees of privacy. There is a large detached timber store/workshop with power and light. The flow of accommodation in this super family home works really well and is a great home for entertaining and family living therefore we highly recommend an early visit to fully appreciate the quality of accommodation on offer.

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.





Simmons Place, Ifold

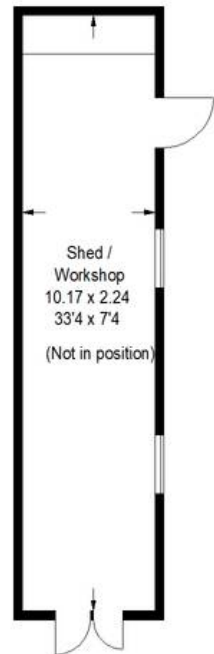
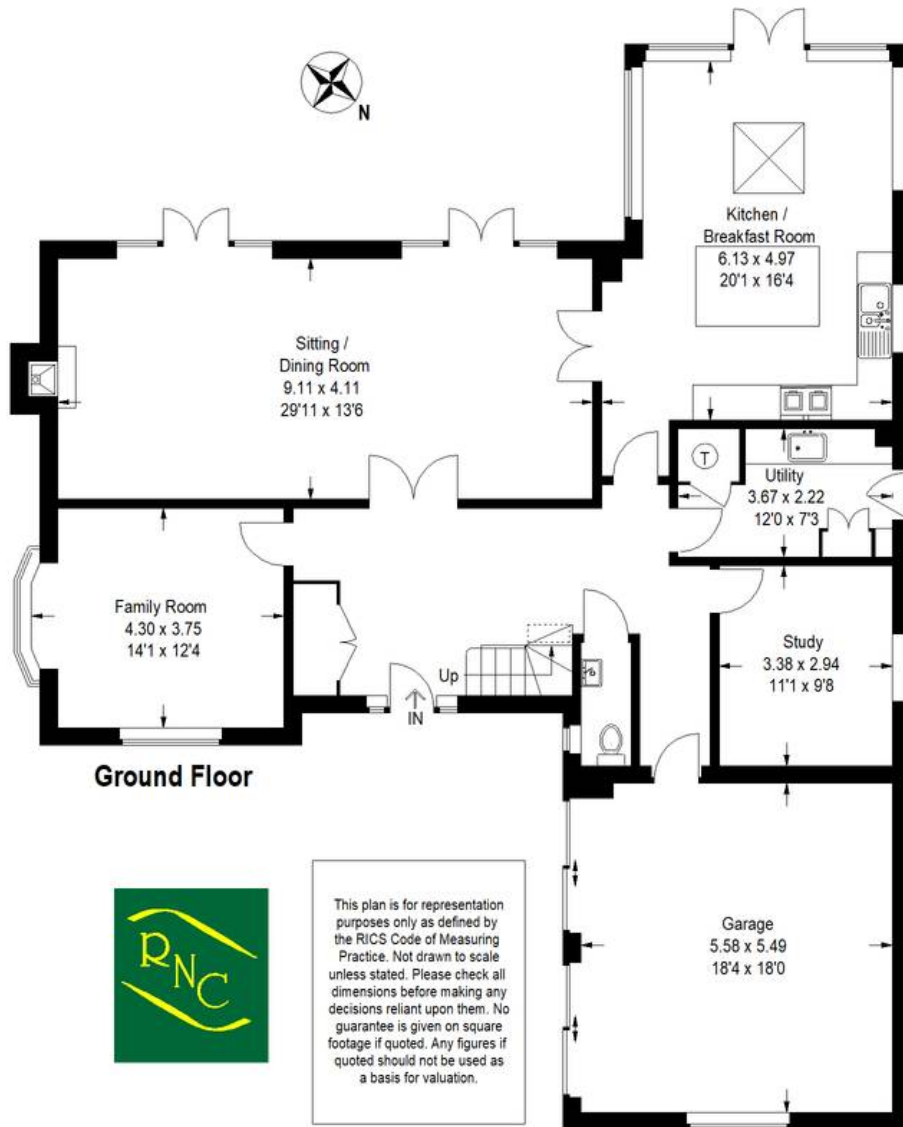
Approximate Gross Internal Area

Ground Floor = 163.4 sq m / 1759 sq ft (Including Garage)

First Floor = 130.9 sq m / 1409 sq ft

Shed / Workshop = 22.8 sq m / 245 sq ft

Total = 317.1 sq m / 3413 sq ft







Roger Coupe Estate Agent

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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.