



Fox Cottage
Plaistow, RH14 0QE
Asking Price: £498,000 Freehold

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Est. 1991

*** Detached Cottage with no onward chain * Grade II listed * Garage, carport and further storage room *
* Superbly presented throughout * Conservatory, pretty gardens surrounding *
* Village location, lots of character * Internal viewing highly recommended * EPC Rating: N/A ***

Situated within the village of Plaistow this charming Grade II listed character cottage is offered for sale with no onward chain. Dating back to the 17th Century, the cottage retains many original features throughout. As you enter the property via the entrance lobby, you are then welcomed into a generous sized living/dining room with brick fireplace and log burner, along with solid oak flooring. From here, there is a door into the recently updated kitchen and a further stable door into the rear porch/boot room, with access to the rear garden. The kitchen is well equipped and fitted out with a number of units, tiled walls and flooring. To the side of the property, there is a conservatory which could also be used as a dining area, with views over the garden. There is a stunning ground floor bathroom with roll top bath and shower attachment, low flush WC and Victorian style wash hand basin with tiled walls. From the first floor landing there are two double bedrooms, with the main bedroom offering part exposed brickwork and a beamed vaulted ceiling. Outside, the mature gardens surround the property to three sides and are laid to lawn, with an original well in the front garden. There are mature shrubs and established borders together with a patio area and a pathway leading to a carport and garage, plus further store room. Access is via double gates from Nell Ball. Internal viewing is a must to appreciate the charm this home has to offer.

Plaistow, which is situated in an 'area of outstanding beauty' surrounded by open countryside, provides a village store with delicatessen, post office, village green and pond, recreational facilities including hard court for games such as tennis and a village hall with youth club. There is also a public house, a pre-school, primary school and church. Haslemere with its mainline station into Waterloo is about 7 miles away, whilst the large villages of Billingshurst and Cranleigh lie about 7.5 miles and 8.5 miles away, respectively. There are further sporting and recreational facilities in the area including golf at Wildwood, Slinfold and Foxbridge in Ifold.

~ Accommodation ~

Ground Floor: ~ Entrance Hallway: ~ Sitting/Dining Room: 19' 2" x 11' 11" (5.84m x 3.64m) ~ Kitchen: 11' 10" x 7' 7" (3.60m x 2.30m) ~ Boot Room Bathroom: ~ Conservatory: 11' 7" x 10' 5" (3.54m x 3.17m)

First Floor: ~ Bedroom One: 12' 0" x 10' 8" (3.65m x 3.25m) ~ Bedroom Two: 11' 11" x 8' 4" (3.64m x 2.53m)

Outside: ~ Garage: 16' 7" x 15' 2" (5.06m x 4.63m) ~ Store Room: 15' 2" x 8' 2" (4.63m x 2.50m) ~ Carport: 16' 9" x 14' 11" (5.11m x 4.55m)

Services: Mains electricity, drains and water.

Directions:

From our office turn left into the High Street and first right into Knowle lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right and immediately left, signposted Alfold and Loxwood and continue on and through Loxwood village. On leaving the village turn right onto the Plaistow Road and then continue into Loxwood road, at the end turn right and around the bend into Dunsfold Road and Fox Cottage is on the left on the corner of Nell Ball.

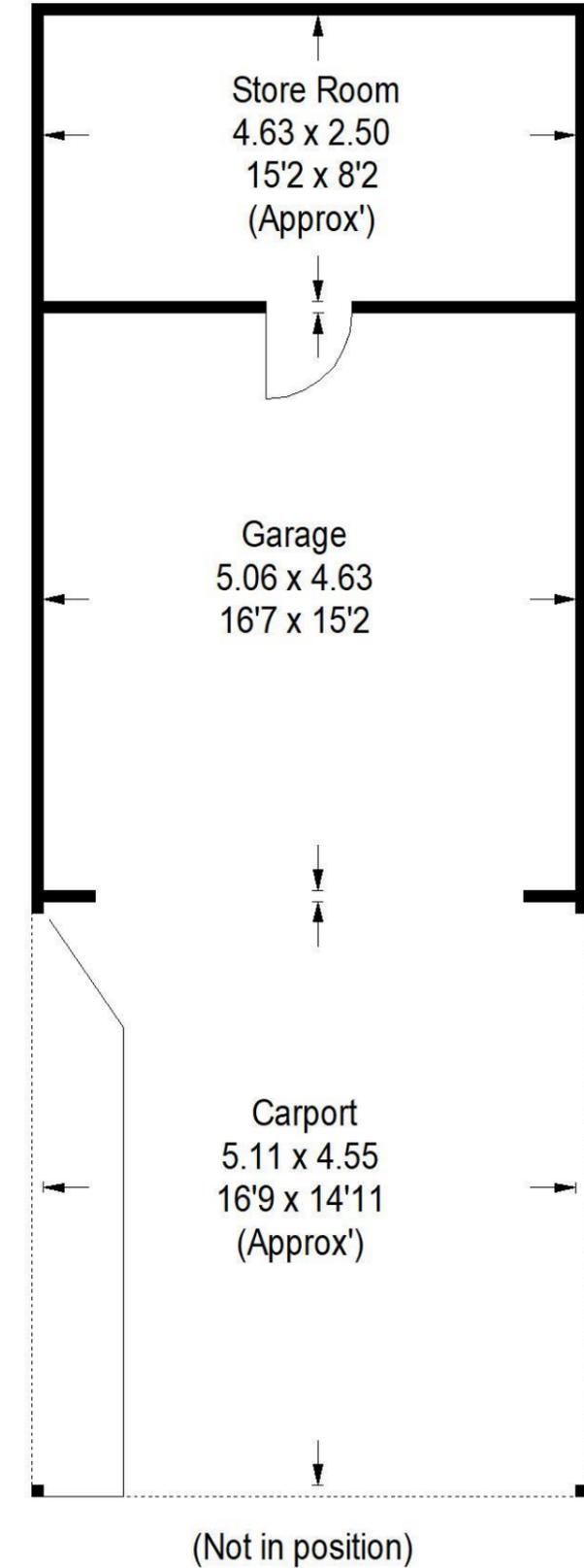
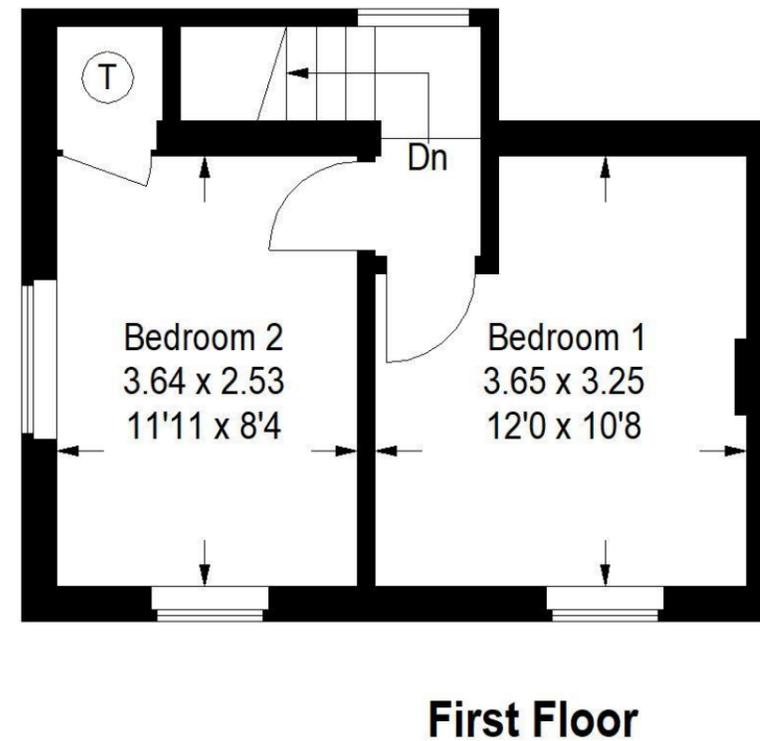
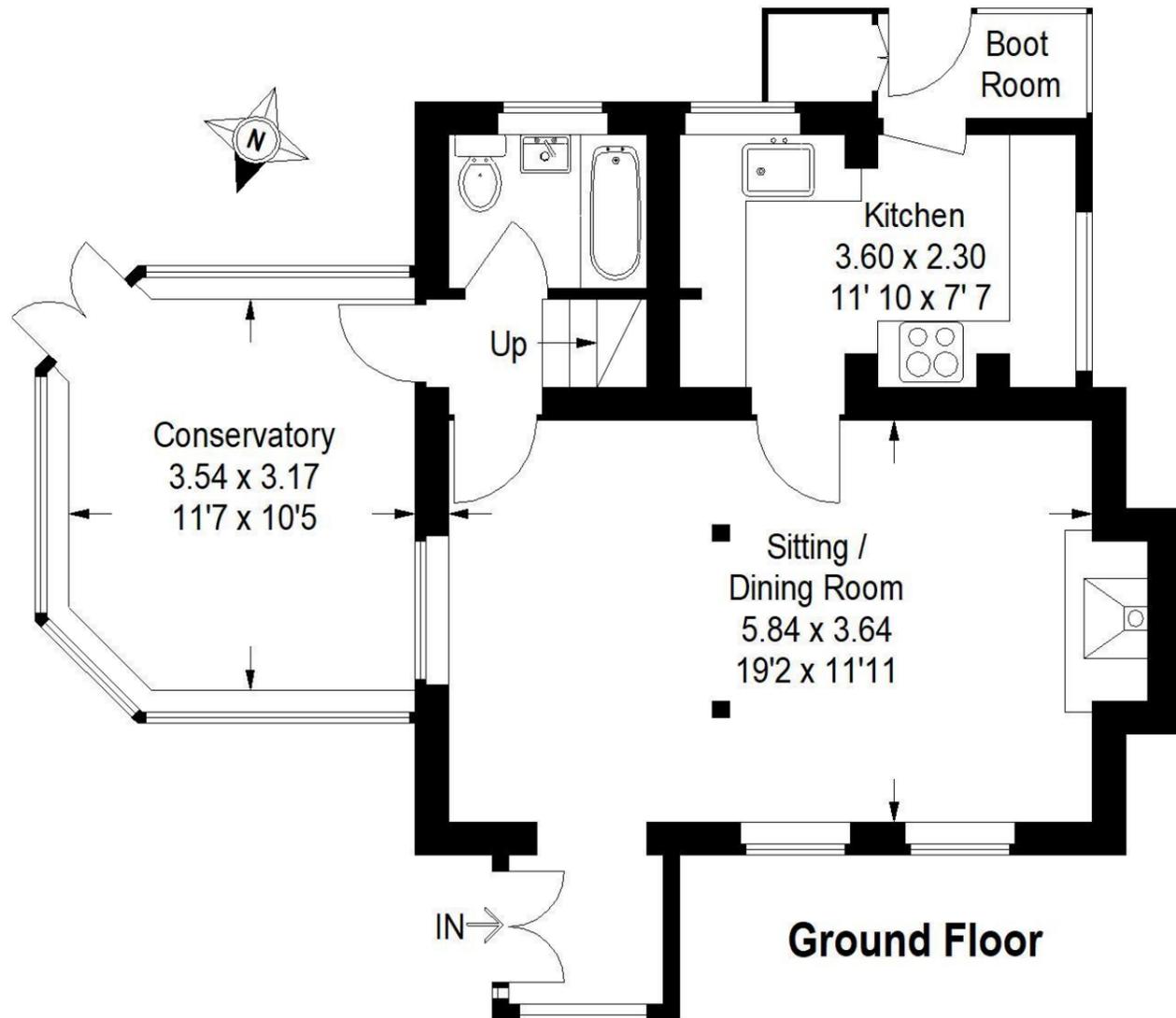
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Chichester District Council. **Tax Band:** E

Fox Cottage, Plaistow

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.

Approximate Gross Internal Area
 Ground Floor (Excluding Boot Room) = 50.4 sq m / 542 sq ft
 First Floor = 24.5 sq m / 264 sq ft
 Total = 74.9 sq m / 806 sq ft
 Second Floor = 35.6 sq m / 383 sq ft





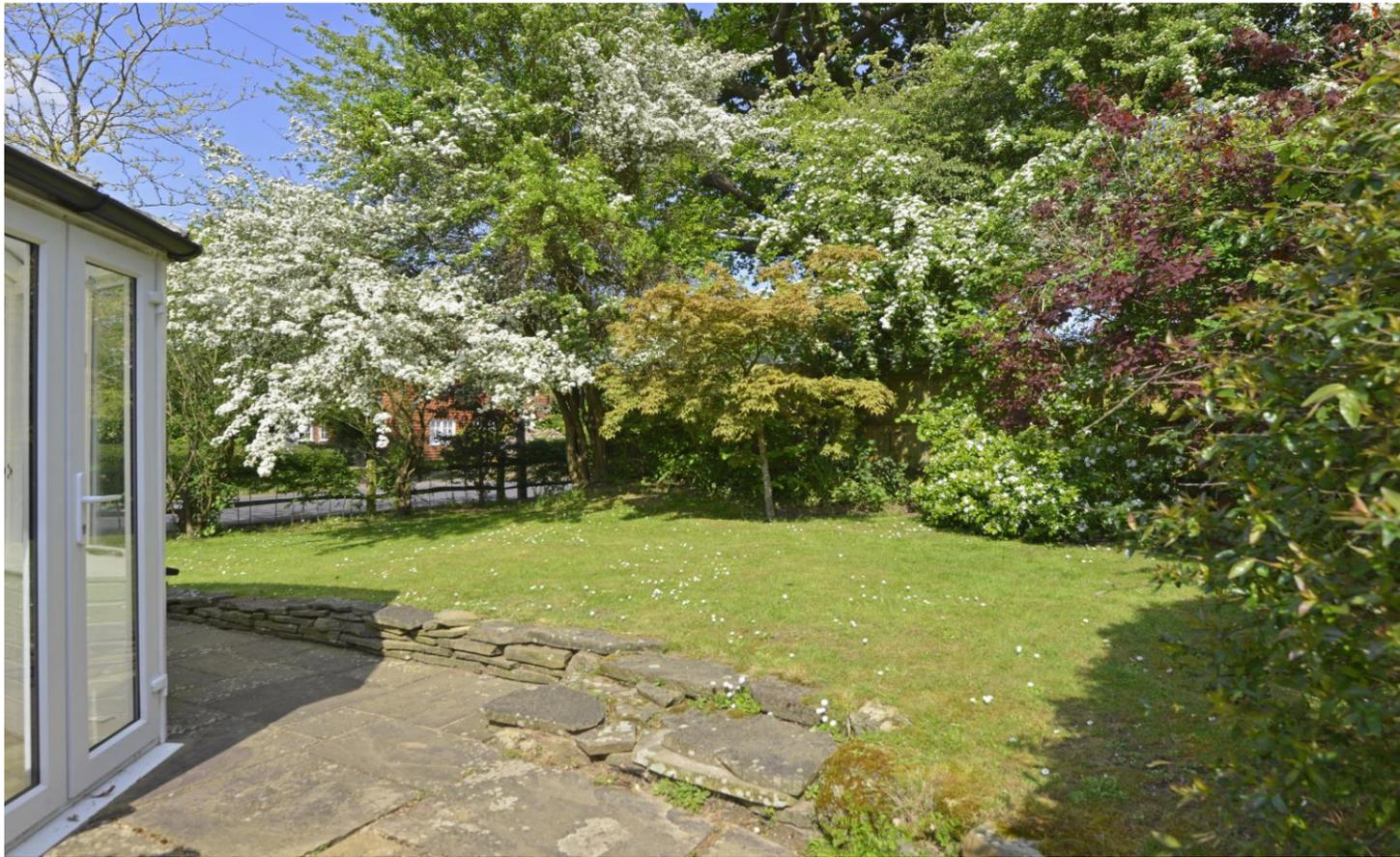
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