



Brimley
Alfold Bars, Loxwood, RH14 0QS
Asking Price: £575,000 Freehold

ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

*** Detached family house * Flexible accommodation * Superb 26ft kitchen/dining room ***
*** Two reception rooms * Four bedrooms * Three Bathrooms * Detached cabin ideal for home office/hobbies rooms ***
*** Attractive gardens * EPC Rating: E ***

Description:

A spacious family home, extended over the years to provide flexible accommodation. This home offers a number of key features; cosy sitting room to retire to in the evening, a superb kitchen/diner with a working log fireplace leading into a conservatory and there is a side access to the garden plus side door via the utility room. The property provides flexible living with the additional benefit of a downstairs double bedroom which could be used as a family room or dependent relatives with further facilities in the form of a shower room. The utility room and separate study complete the ground floor accommodation. The staircase from the sitting room rises to the first floor landing leading to a master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. The landing also has access to two boarded loft spaces. Outside the house is approached via a gravelled drive providing plenty of parking. The garden area a true delight where a large amount of time has been spent transforming them into a wonderful entertaining space with a separate covered patio dining area and sweeping lawns flanked by borders. There is a separate sizeable cabin with power and lighting, ideal for someone needing room for their hobbies or home office. This is currently being used as a bar with seating area overlooking the garden.

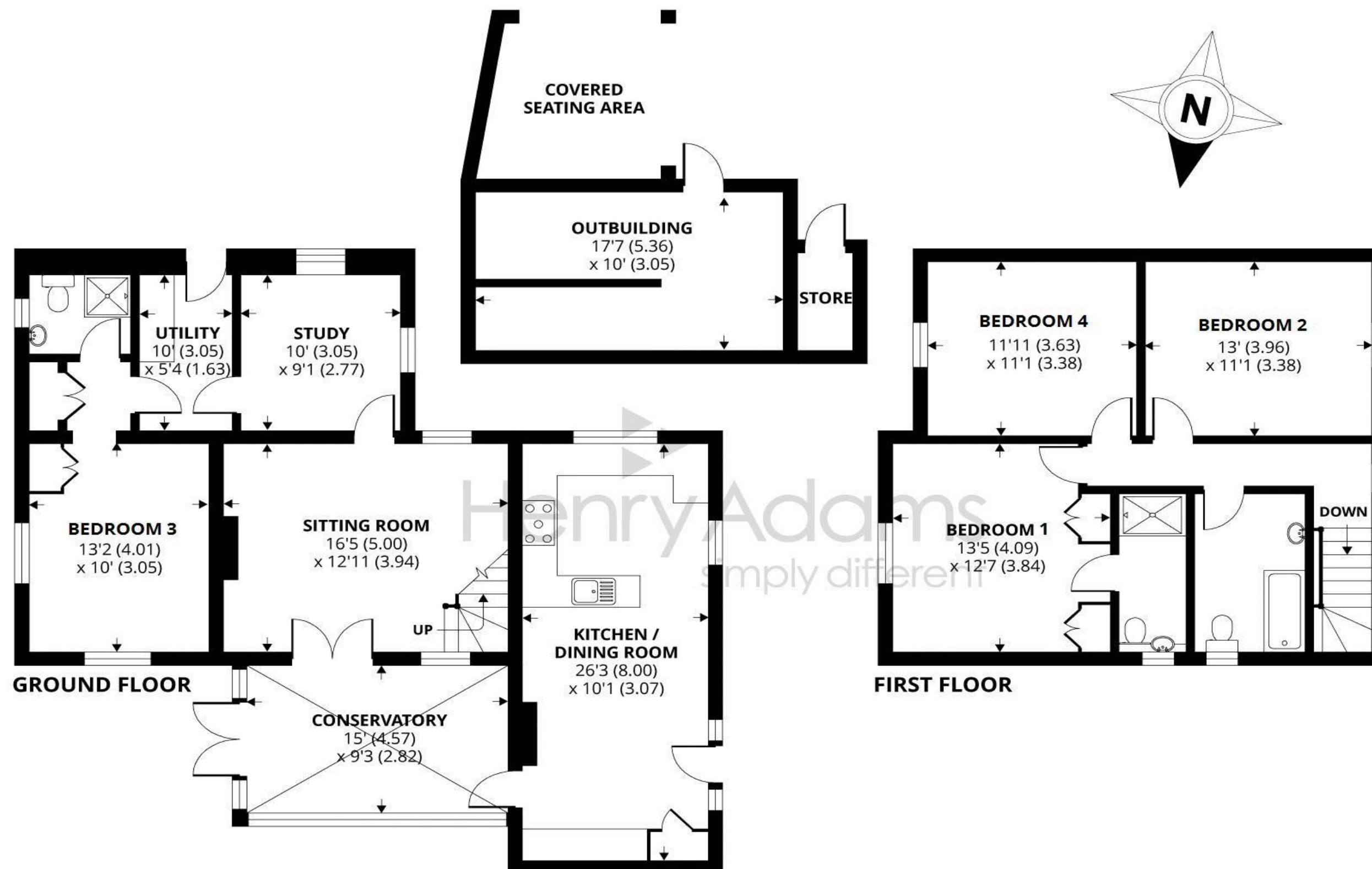
Situation:

Loxwood is a sought-after village lying close to the Surrey/Sussex border, with local butcher and delicatessen, hairdressers and village store with post office. In addition there is a fine parish church and primary school. 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.

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 signposted Alfold and Loxwood and immediately left and continue through Alfold. Brimley will be found on the left hand side, after approximately half a mile, just before the turning to Pigbush Lane.





Brimley, Alfold Bars, Loxwood, Billingshurst

APPROX. GROSS INTERNAL FLOOR AREA 1658 SQ FT 157.7 SQ METRES (EXCLUDES OUTBUILDING)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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:** F



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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com