



39 Nursery Green, Loxwood - RH14 0EQ

Offers Over £500,000

 **Henry Adams**
estate agents

39 Nursery Green, Loxwood, Billingshurst

- A very well presented home with open plan living / kitchen on lovely private development
- Kitchen with integrated Bosch appliances and a range of cupboards and space for dining table
- Sitting room with French doors to garden, also with large under stairs storage cupboard
- Ground floor cloakroom
- Main bedroom with fitted wardrobes and en-suite shower room
- Two further generous bedrooms and family bathroom
- Good size garage with access from garden and electric up and over door
- Driveway parking and additional visitors parking on development
- Garden with patio area and size access

This beautifully presented three bedroom semi detached house is situated on a sought after development, offering modern open plan living and a high standard of finish throughout.

The spacious ground floor features a welcoming entrance hall, a convenient cloakroom and a stunning open plan living and kitchen area, perfect for both relaxing and entertaining. The contemporary kitchen is fitted with integrated Bosch appliances, a range of sleek cupboards and ample space for a dining table, making it ideal for family meals or hosting guests. The sitting room enjoys plenty of natural light and benefits from French doors, as well as a large under stairs storage cupboard for added practicality.

Upstairs, the main bedroom is a true retreat, complete with fitted wardrobes and a stylish en-suite shower room. Two further generously sized bedrooms provide flexible accommodation, whether for family, guests or a home office, and are served by a modern family bathroom.

Additional features include a good size garage with access from the garden and an electric up and over door, providing secure storage or parking. The property also benefits from driveway parking for several vehicles, with further visitors parking available within the development (ideal for hosting friends and family). With its contemporary design, high quality fixtures and thoughtfully planned layout, this home offers comfortable and versatile living in a desirable location. Early viewing is highly recommended to appreciate all that this exceptional property has to offer.

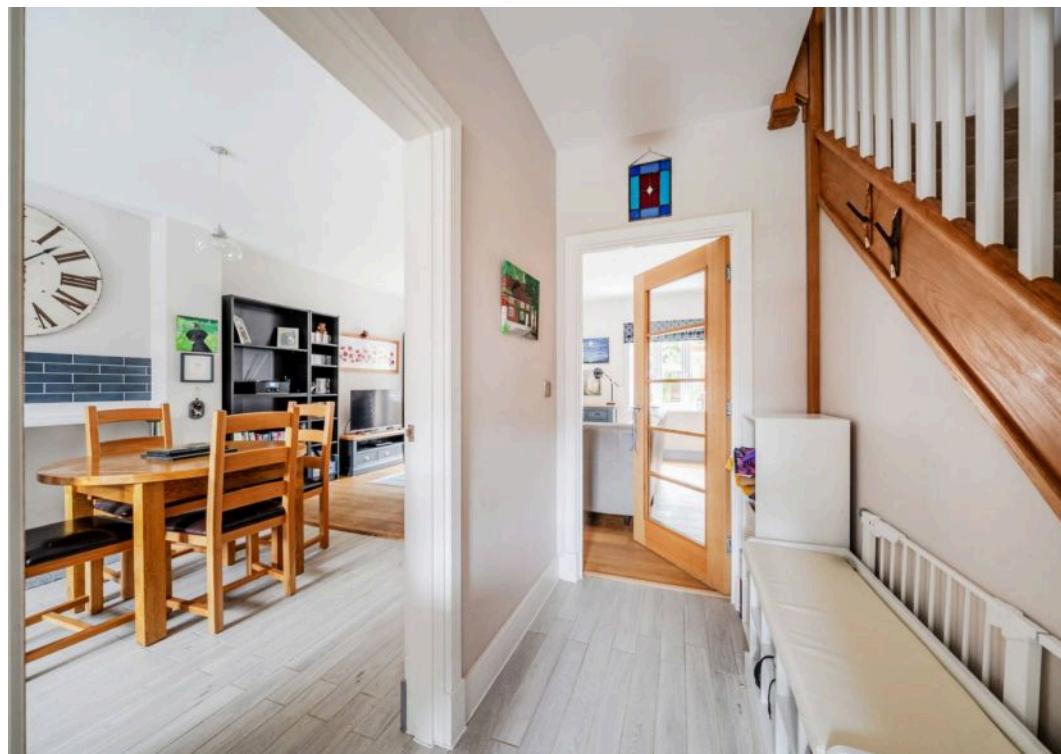
Loxwood is a popular village on the West Sussex/Surrey border. The village provides many amenities including a doctor's surgery, pub, village school, butcher and delicatessen and hairdresser also a Budgens on the Nursery Green site. Loxwood supports a range of clubs, associations, community events and activities, including the annual Loxwood Beer Festival. In addition to the amenities in the village, a wider selection is available at Cranleigh offering an excellent range of high street and independent shops. There are plenty of restaurants, coffee shops and country pubs, plus a vibrant weekly market. More extensive amenities can be found in nearby Guildford, with its cobbled High Street and historic buildings offering an eclectic range of shops, an abundance of restaurants and entertainment including The Yvonne Arnaud Theatre, Electric Theatre and G Live venue, main line station into London Waterloo. With the Surrey Hills (an Area of Outstanding Natural Beauty) on the doorstep, this area is perfect for walking, cycling and riding. Horsham with shops, restaurants, theatre, cinema and main line station to London Victoria.

Council Tax band: E

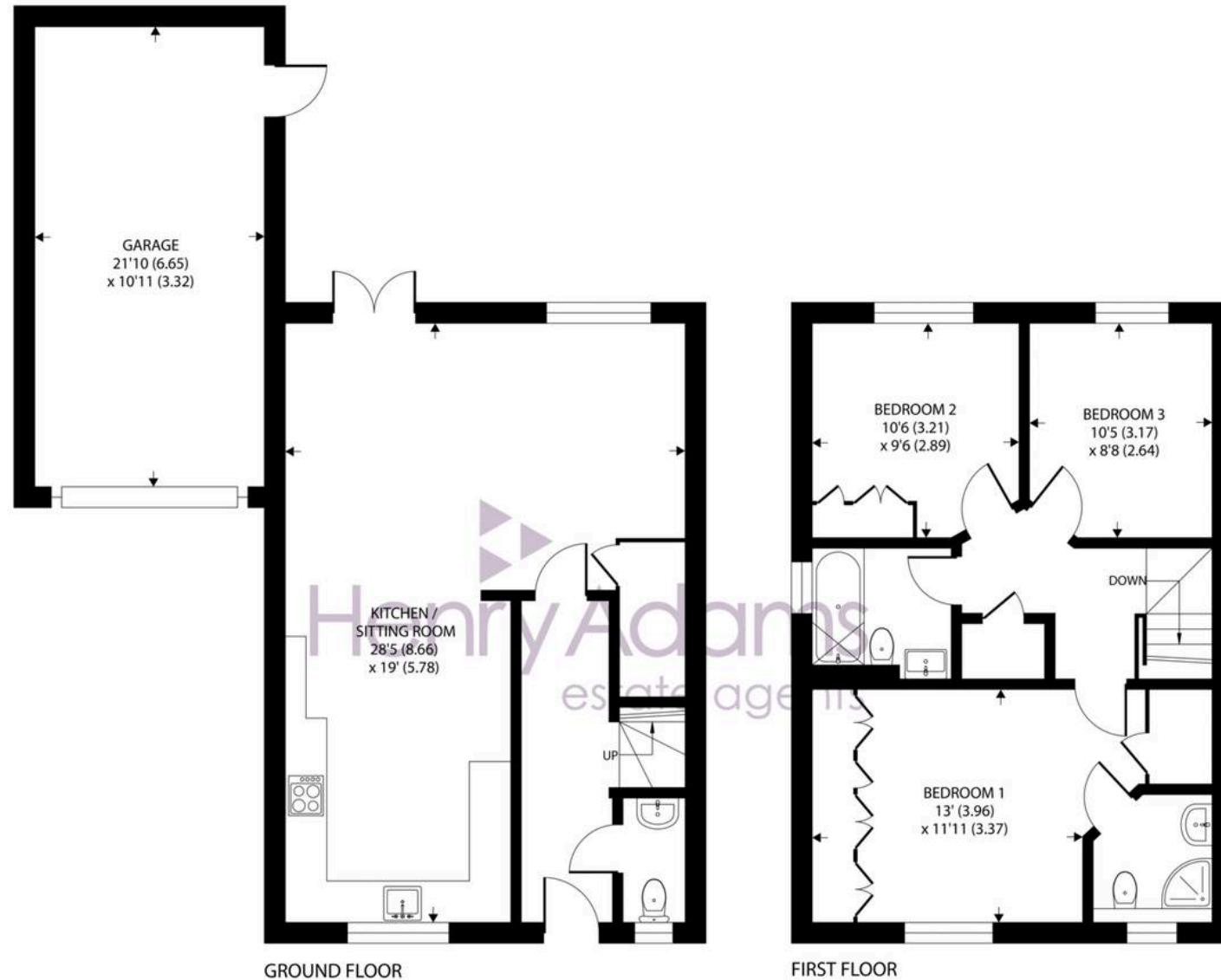
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B







Approximate Area = 1078 sq ft / 100.1 sq m

Garage = 238 sq ft / 22.1 sq m

Total = 1316 sq ft / 122.2 sq m

For identification only - Not to scale





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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.