



Woodlands Pond Copse Lane, Loxwood - RH14 0XF

Guide Price £950,000

 **Henry Adams**  
estate agents

# Woodlands, Pond Copse Lane, Loxwood

- A well maintained family home in sought after village of Loxwood
- Large entrance hall
- Triple aspect sitting room with inglenook
- Addition reception room ideal for use as dining room, study or family room
- Large kitchen with ample space for dining table and utility room off
- Main bedroom with generous storage and en-suite bathroom
- Three additional double bedrooms and family bathroom
- Double garage with storage above
- Plot of 0.6 of an acre, with bluebell wood area, laid to lawn with picturesque stream, summer house, garden shed and ideal outdoor dining area
- Offered for sale with the advantage of no forward chain

Situated in the highly sought after village of Loxwood, this well maintained four bedroom detached house offers an exceptional family home with versatile living spaces and a tranquil setting. The property welcomes you with a large entrance hall, leading to a spacious triple aspect sitting room complete with a feature inglenook. An additional reception room provides flexibility, making it ideal as a dining room, study or family room to suit your needs. The generous kitchen features ample space for a dining table, perfect for informal family meals or entertaining, and is complemented by a separate utility room for added convenience.

On the first floor the main bedroom boasts generous storage and a private en-suite bathroom, while three further double bedrooms are served by a well appointed family bathroom. There is also a large airing cupboard on the landing. A double garage, with useful storage space above, further enhances the practicality of this home. Offered for sale with no forward chain, this property presents an excellent opportunity to settle in a desirable village location. Whilst having been well maintained the property would benefit from updating to suit modern living.

The property is set within a substantial plot of approximately 0.6 of an acre, offering a wonderful balance of formal gardens and natural beauty. The grounds are mainly laid to lawn, interspersed with mature planting, and feature a picturesque stream that adds to the peaceful ambience. A charming bluebell wood area provides a delightful seasonal display and a haven for wildlife to the rear of the main garden. An ideal outdoor dining area has been thoughtfully positioned to make the most of the garden views, creating a perfect setting for alfresco meals and summer gatherings.

Together with a spacious summer house including storage in the garden as well. The extensive grounds offer ample space for children to play, gardening, or simply enjoying the tranquil surroundings. This is a rare opportunity to acquire a family home with such generous outside space in a village setting.

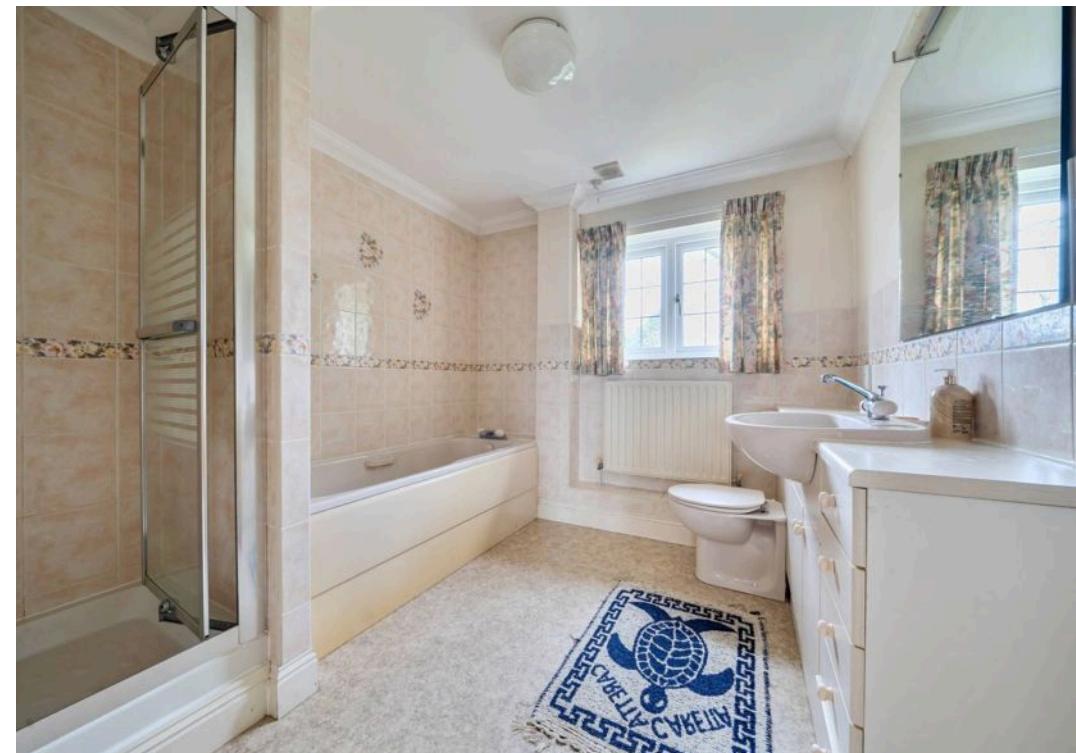
Loxwood is a popular village on the West Sussex/Surrey border. The village provides many amenities including a doctor's surgery, pub, village school, butcher and delicatessen and hairdresser. Loxwood supports a range of clubs, associations, community events and activities, including the annual Loxwood 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: G

Tenure: Freehold

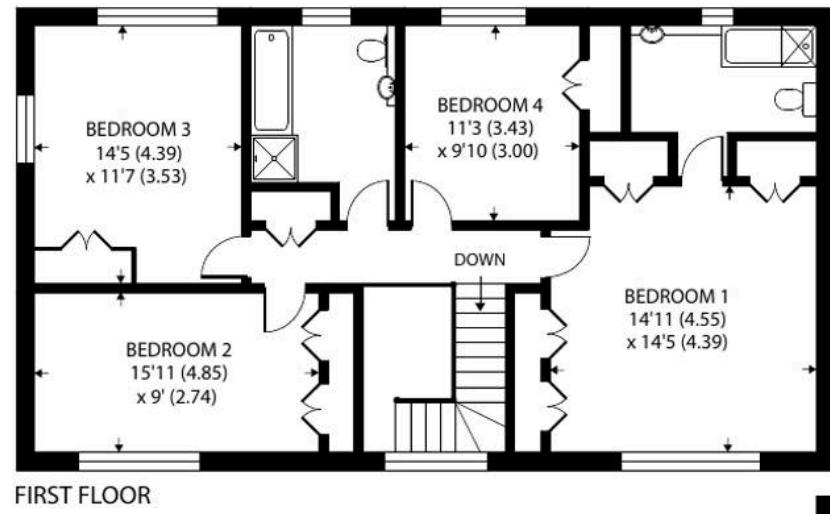
EPC Energy Efficiency Rating: C



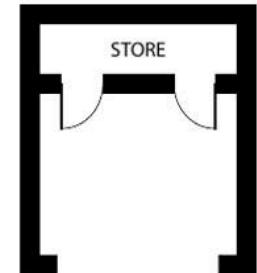
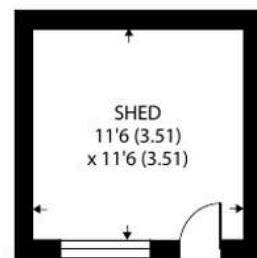








FIRST FLOOR



Approximate Area = 2572 sq ft / 238.9 sq m

Outbuilding(s) = 277 sq ft / 25.7 sq m

Garage = 386 sq ft / 35.9 sq m

Total = 3235 sq ft / 300.5 sq m

For identification only - Not to scale





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