



## Bluebell Cottage, Loxwood, RH14 0QW

Offers Over £1,500,000



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ESTATE AGENT  
Est. 1991



## Bluebell Cottage

- Stunning four bedroom New England style home
- Approx 2500sqft arranged over two floors
- Semi rural location on edge of village
- Approx 3 acres of land
- Comprehensive outbuilding block with stables and home office
- Double garage
- Gardens and paddocks with field shelter

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.

**Council Tax band: G**

**EPC rating: B**

**Tenure: Freehold**



This stunning four bedroom detached home captures the essence of New England style, offering approximately 2,500 square feet of beautifully arranged accommodation over two floors. Set in a semi-rural location on the edge of a sought-after village, the property welcomes you with a spacious entrance hall leading to a series of light-filled reception rooms, perfect for both family living and entertaining. The heart of the home is a generous open-plan kitchen and dining area, featuring bespoke cabinetry and views across the gardens, complemented by a separate utility room for added convenience. The inviting sitting room, with its feature fireplace, provides a cosy retreat and enjoys views over the grounds. Completing the ground floor there are two double bedrooms and a shower room, which provides a very adaptable space and can be used as a bedroom or family room. Upstairs, two well-proportioned bedrooms include a principal suite with dressing area and en suite bathroom, as well as a stylish family bathroom serving the remaining bedroom. Throughout, the interior is finished to a high standard, blending contemporary comfort with timeless character.

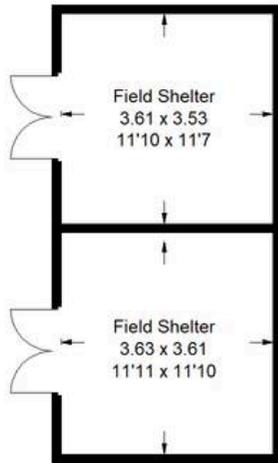
Outside, the property truly excels, set within approximately three acres of grounds that offer a wonderful sense of privacy and space. The formal gardens are thoughtfully landscaped, providing colourful borders, mature trees, and a large terrace for alfresco dining and summer gatherings. For equestrian enthusiasts or those seeking versatile outdoor facilities, the comprehensive outbuilding block includes stables, a home office, and a double garage, while the adjoining paddocks are ideal for grazing and has a field shelter. There is ample parking for family and guests, and the surrounding countryside offers picturesque walks and riding routes right from your doorstep. This unique home combines the tranquillity of rural living with convenient access to village amenities, making it a rare opportunity. Viewing is highly recommended.



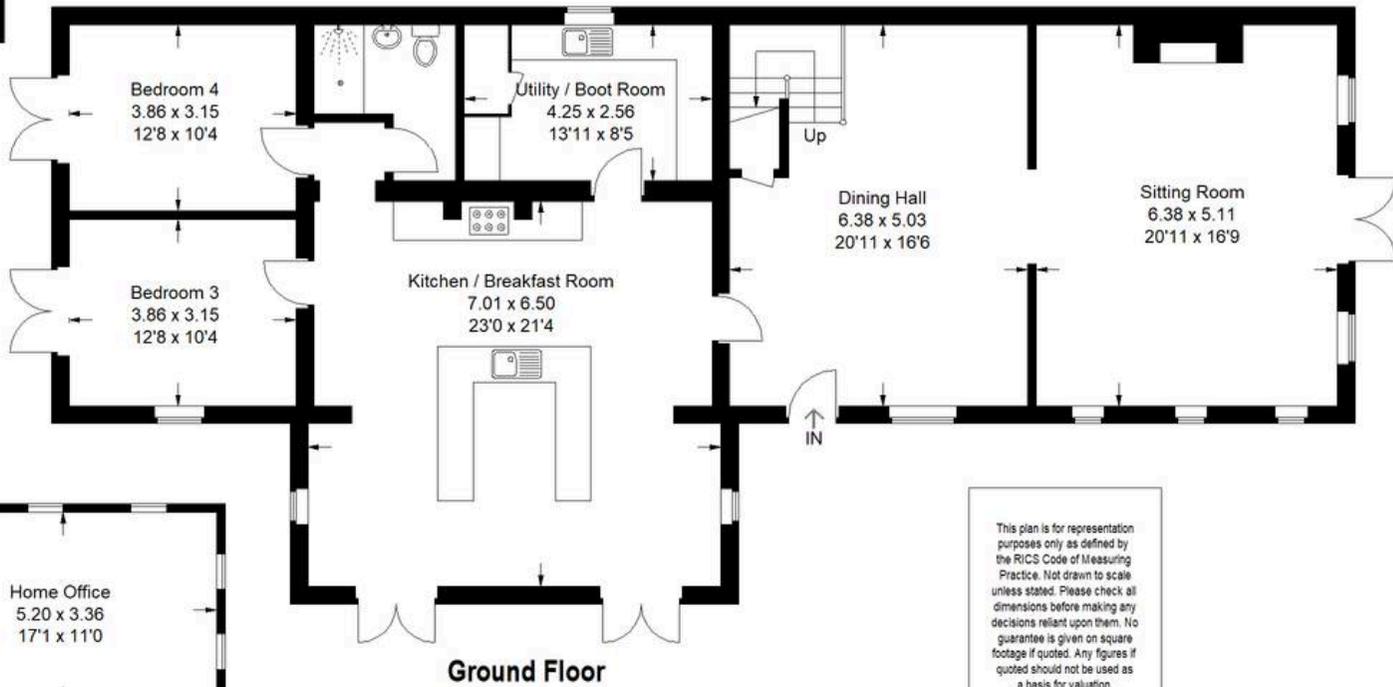
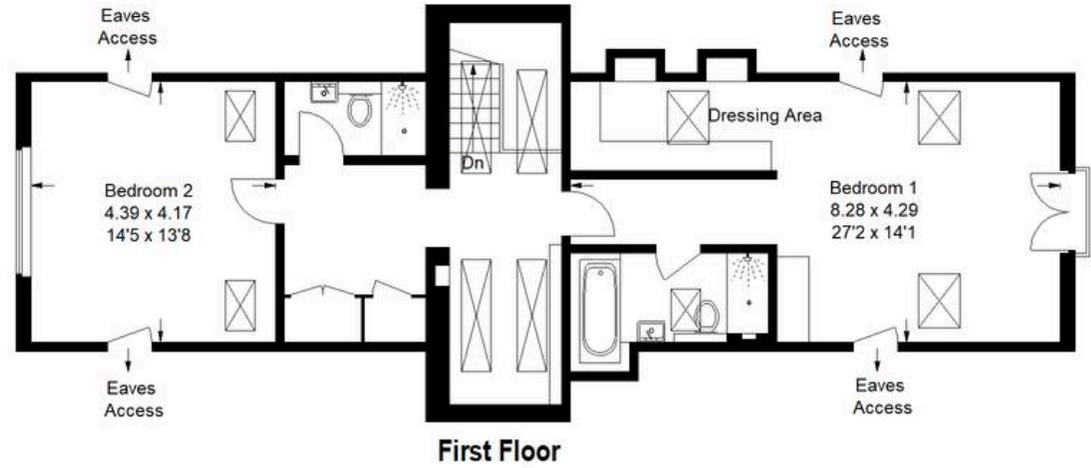
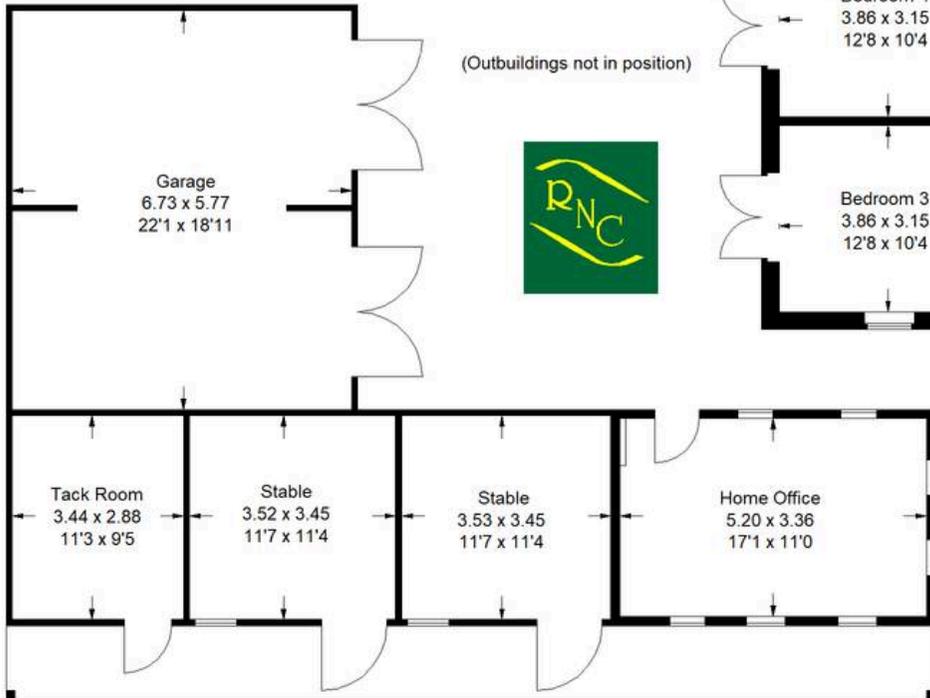


# Bluebell Cottage, Loxwood

Approximate Gross Internal Area  
 Ground Floor = 161.7 sq m / 1740 sq ft  
 First Floor = 81.5 sq m / 877 sq ft  
 Outbuildings = 119.7 sq m / 1288 sq ft  
 Total = 362.9 sq m / 3905 sq ft



(Outbuildings not in position)



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.





## 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.