



Farthings Alfold Bars, Loxwood - RH14 0QS

Guide Price £575,000

Farthings, Alfold Bars, Loxwood

- A well presented family home on a mature plot in semi-rural position yet within a short drive of Billingshurst with advantage of no forward chain
- Parquet flooring spacious entrance hall
- Modern kitchen with contemporary blue units, quartz and wood worktops, with double oven, induction hob, integrated dishwasher and an American fridge freezer
- Sitting room with open fire and French doors to garden
- Second reception room ideal as a study or play room
- Pantry room and separate ground floor cloakroom
- Three first floor bedrooms with fitted wardrobe or cupboard and family bathroom
- Single garage, EV charger and driveway parking for several vehicles
- East facing garden with mature planting and generous patio area
- Close to countryside walks, bus stop for secondary schools within 50 metres of the home. Prestigious private schools located nearby.

This well presented three bedroom detached house offers an ideal opportunity for family living in a desirable semi-rural position, just a short drive from the amenities and transport links of Billingshurst.

The property welcomes you with a spacious entrance hall featuring elegant parquet flooring, setting the tone for the rest of the home. The modern kitchen is finished with contemporary blue units, complemented by quartz and wood worktops, and is equipped with a double oven, induction hob, integrated dishwasher, and an American fridge freezer, making it perfect for both every-day living and entertaining with ample space for a dining table. The generous sitting room is a comfortable retreat, enhanced by an open fire and French doors, creating a light and inviting atmosphere. A second reception room offers flexibility as a study, play room, or additional living space, depending on your family's needs. Practical features include a separate utility room and a ground floor cloakroom, ensuring convenience for busy households.

Upstairs, there are three well proportioned bedrooms, each benefiting from either a fitted wardrobe or cupboard, and a family bathroom that serves the first floor. The property also provides a single garage, driveway parking for several vehicles, and an EV charger (ideal for electric vehicle owners). With its mature plot and east facing enclosed garden with generous patio area which is ideal for al-fresco dining, the house is situated close to picturesque countryside walks, offering the perfect blend of rural tranquillity and accessibility. Available with no forward chain, this attractive home presents a rare opportunity to enjoy comfortable and versatile accommodation in a sought after location.

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. Alternatively Godalming has a lovely range of shops and amenities and also a railway station.

Council Tax band: E

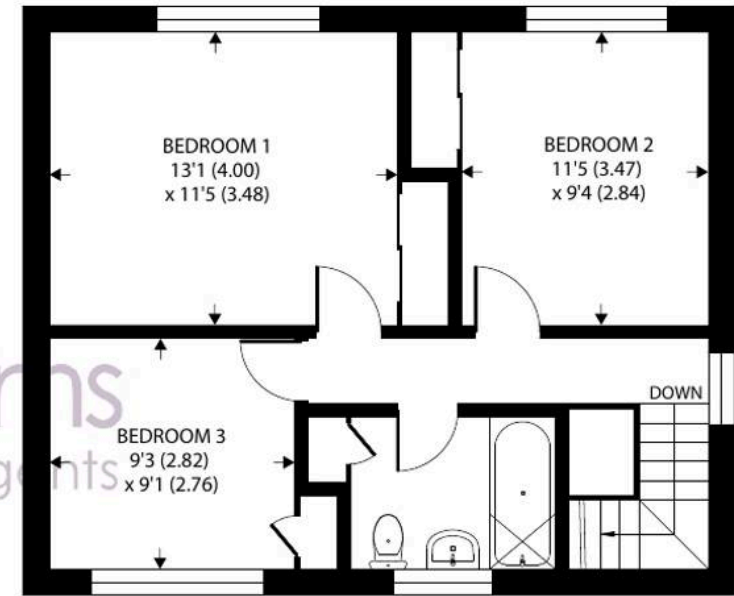
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E







FIRST FLOOR

Approximate Area = 1070 sq ft / 99.4 sq m (excludes lean-to)

Garage = 296 sq ft / 27.4 sq m

Total = 1366 sq ft / 126.8 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.