



**Willowtree Cottage Alfold Bars, Loxwood**  
**£650,000**



**ROGER COUPE**  
*your local property experts*

  
ESTATE AGENT  
Est. 1991



## Willowtree Cottage Alfold Bars

Loxwood, Billingshurst

- No onward chain
- Large 24' Sitting room
- Three double bedrooms
- Garage and parking
- Two bathrooms
- Detached character home
- Dining room
- Potential to extend and improve

The pretty Surrey village of Alfold is located approximately 4 miles from Cranleigh near the Sussex border. It has a post office and fabulous café the Alfold Larder, church, and busy sports clubs. It has good road links to Guildford and Billingshurst for mainline train services to London and the south coast. A range of well-regarded state and private schools are within easy reach of the village. Cranleigh offers more comprehensive facilities including a wide variety of shops, pubs, restaurants and cafes, from independent retailers to well known brands including Marks and Spencers Food Hall and Sainsbury, as well as a weekly market and recreational facilities.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F



# Willowtree Cottage Alfold Bars

Loxwood, Billingshurst

An attractive double fronted detached home with pleasing half tile elevations, situated on a wide garden plot in this semi-rural location. The accommodation is arranged over two floors with front door to reception hall, spacious 24 ft triple aspect sitting room with open fire, double aspect dining room with fireplace, kitchen/breakfast room, utility/store room on the ground floor. Stairs rise to the first floor where there are three double bedrooms with the principle bedroom having an ensuite shower room and dressing area, and a family bathroom completes the first floor. Outside, the property is approached via a five bar gate leading to a brick pavia driveway and detached garage adjoined by wide expanses of lawns interspersed by fruit trees. Wide side access to the rear garden with paved patio leading onto lawns with established flower and shrub borders around. The property offers great potential to update and improve and is offered for sale with no onward chain.



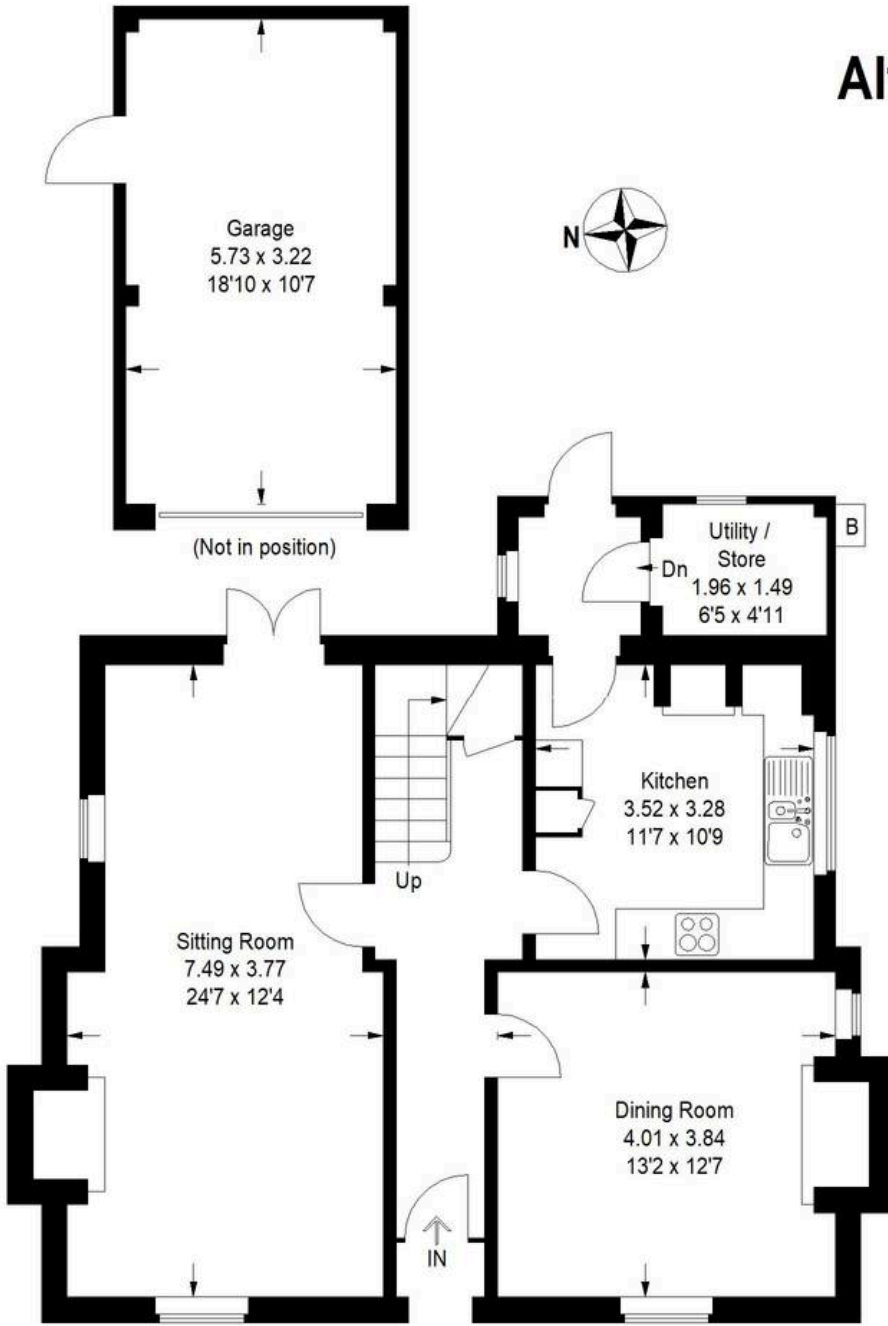


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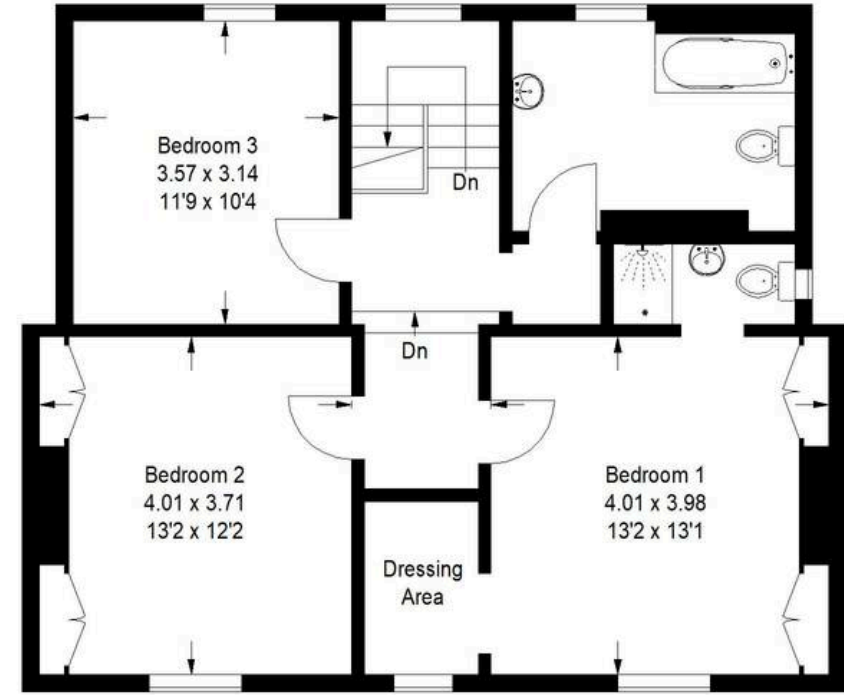


Approximate Gross Internal Area  
Ground Floor = 72.7 sq m / 782 sq ft  
First Floor = 69.5 sq m / 748 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 160.6 sq m / 1728 sq ft

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.



Ground Floor



First Floor



## 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.