



3 Loxwood Farm Place, Loxwood, RH14 0RF
£1,250,000



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ESTATE AGENT
Est. 1991



3 Loxwood Farm Place

- Six bedrooms, four bathrooms
- Flexible accommodation
- Substantial detached family house
- South and west aspects
- Central village location with open views to farmland
- Double garage and extensive parking
- Three reception rooms

Council Tax band: H

Tenure: Freehold

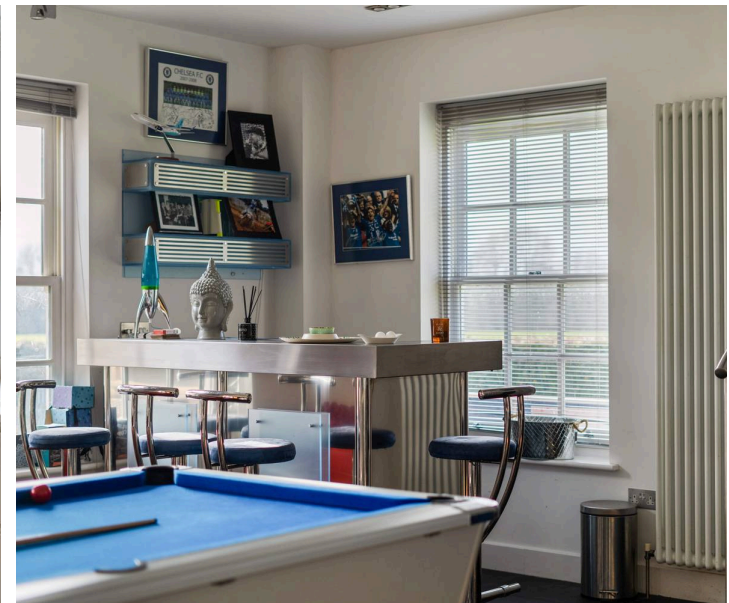
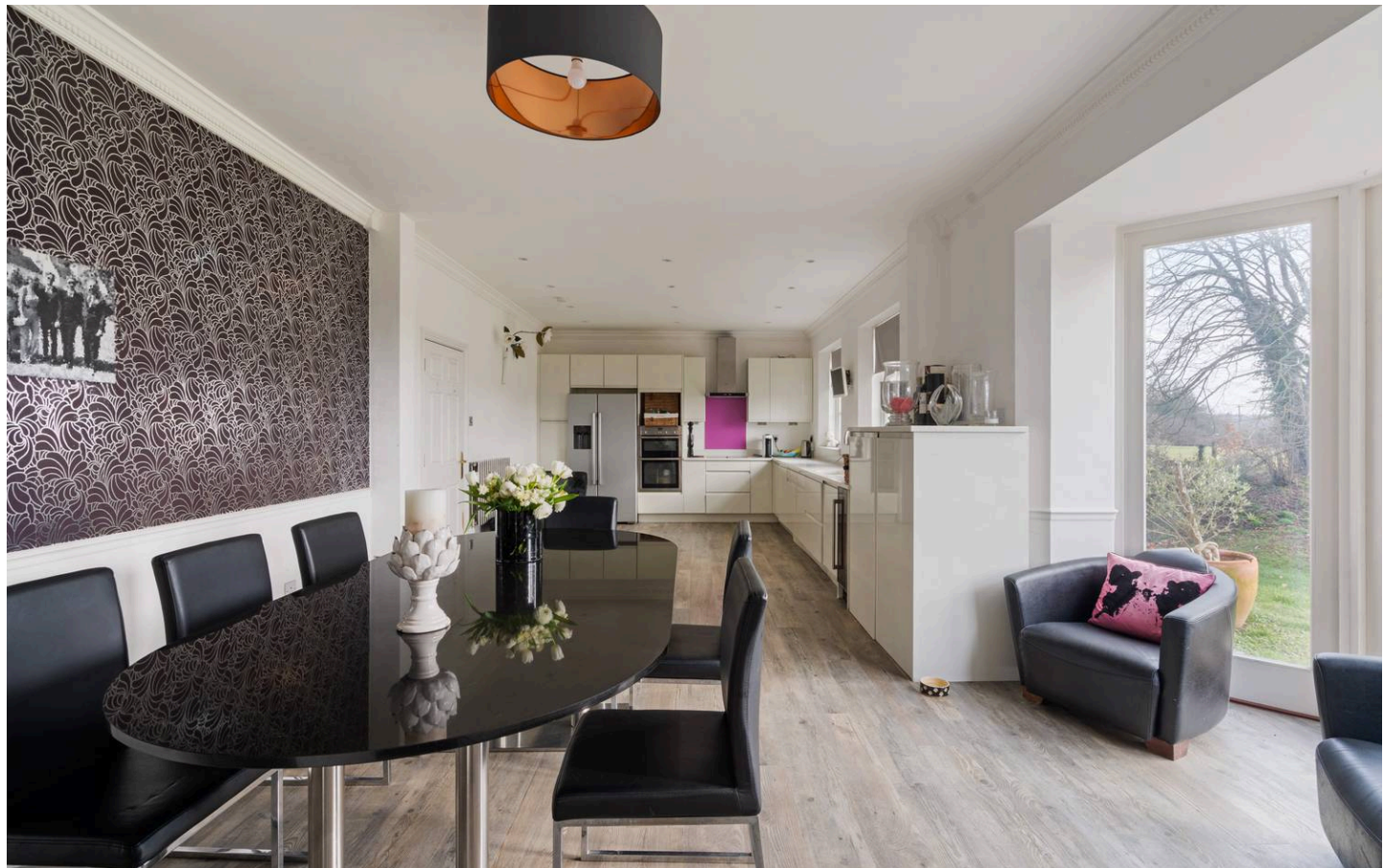
EPC Energy Efficiency Rating: D

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.



3 Loxwood Farm Place

The Farmhouse is an impressive and imposing detached family house built in a classic Georgian style within this small village development twenty years ago. The property enjoys a convenient central village location, yet benefiting from a large garden with southerly and westerly aspects. The Farmhouse offers a versatile arrangement of accommodation most suited for family living featuring a welcoming reception hall with galleried landing, three reception rooms, large kitchen/dining room on the ground floor with the study and games room having the flexibility of being self contained with a separate spiral staircase to the first floor where there is a double guest bedroom suite. In the main house on the first floor there are five bedrooms and three bathrooms. The property has a lovely bright and airy feel to it with large sash windows enjoying the south and west aspects. Outside, there is a large driveway providing extensive parking and a double garage, side access to the rear garden which is mainly laid to lawn with a wide full width terrace. We highly recommend a viewing to fully appreciate the accommodation on offer.



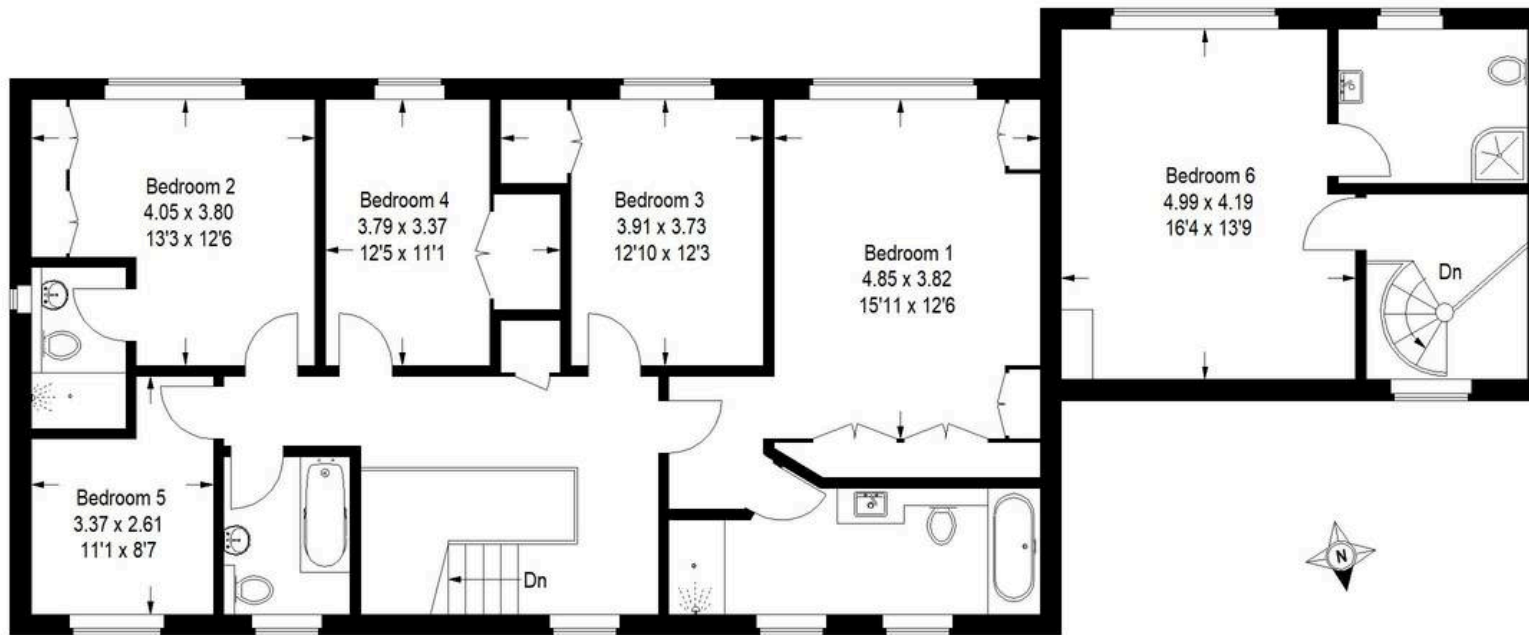


Loxwood Farm Place

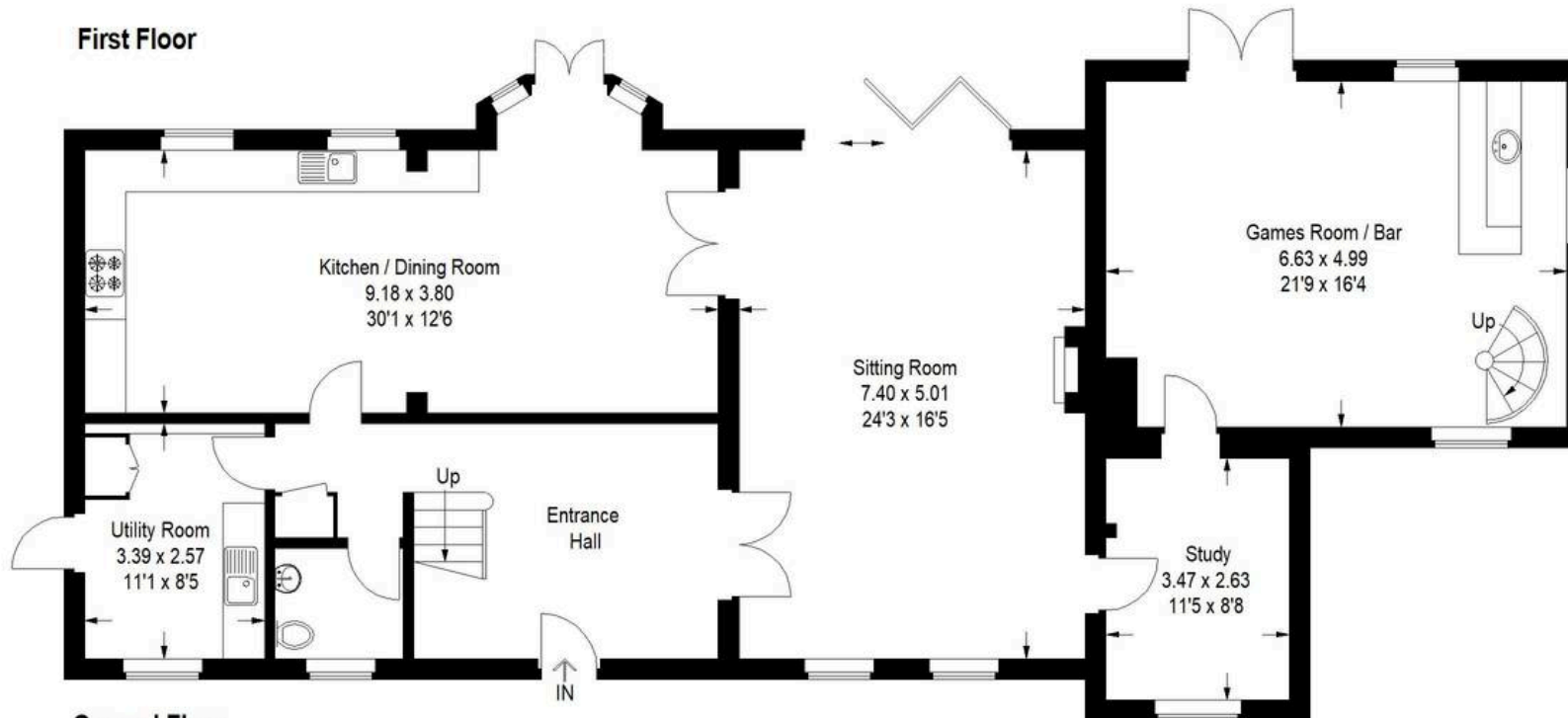
Approximate Gross Internal Area
 = 294.9 sq m / 3174 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Total = 323 sq m / 3476 sq ft



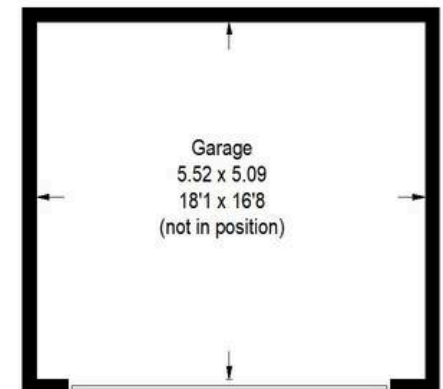
This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor



Ground Floor





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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.