



Blacksmiths Cottage Alfold Bars, RH14 0QS
£695,000



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ESTATE AGENT
Est. 1991



- Extended character cottage
- Well presented throughout
- Three double bedrooms
- Two bathrooms (one ensuite)
- Large open plan kitchen/breakfast room with bifold doors
- Three reception rooms
- Stunning west facing views over farmland to the rear
- Driveway with parking for at least four cars

Alfold Bars is a lovely rural hamlet located between Alfold and Loxwood on the Surrey/Sussex border. Loxwood offers a local butcher and delicatessen, hairdressers. There is a new Budgens local 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 with the Sir Roger Tichbourne being within a short walking distance. 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: E

Tenure: Freehold

A beautifully presented and extended Victorian semi-detached cottage situated in a delightful semi-rural location backing onto open farmland with bright and sunny westerly views. The accommodation is arranged over two floors with a welcoming reception hall leading to two well proportioned reception rooms both having fireplaces with wood burning stoves, an impressive open plan kitchen/breakfast room with central island unit, comprehensive range of fitted cupboards under granite work surfaces and bifolding doors extending onto the patio and garden, enjoying the delightful views. Off the kitchen, there is a dining room and useful study/home office. Completing the ground floor, there is a cloakroom/utility room. Stairs lead to the first floor where there are three double sized bedrooms with the principal bedroom having an ensuite shower room and a well appointed family bathroom with separate bath and shower completes the first floor accommodation.

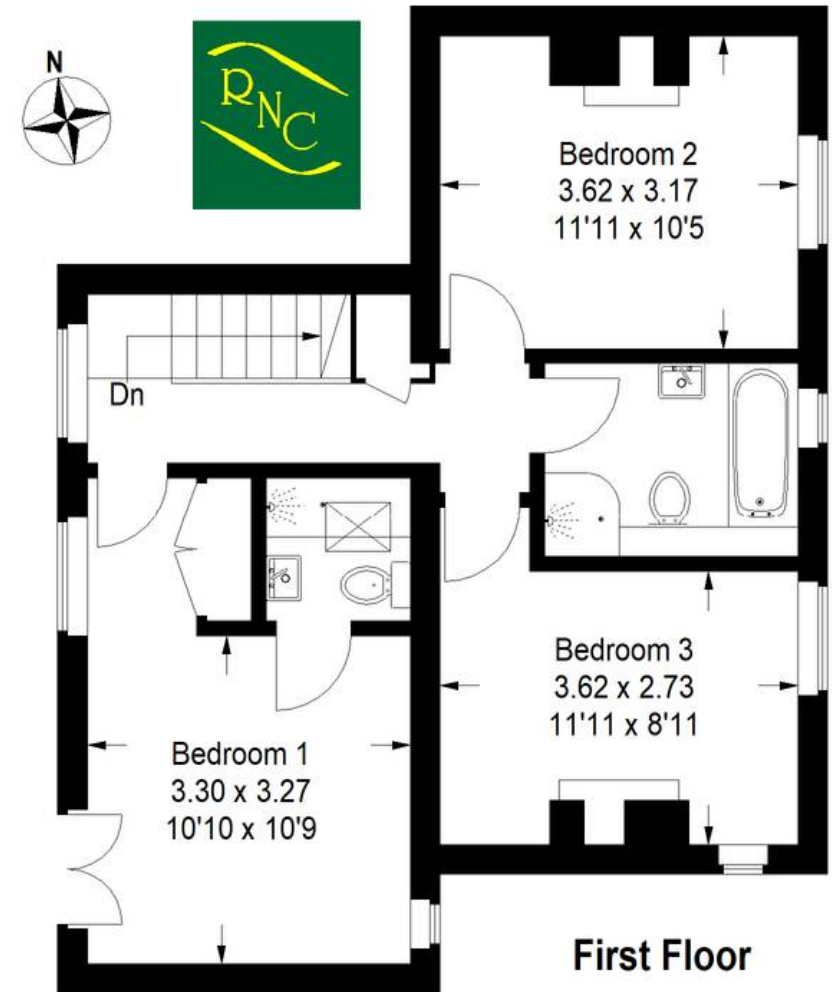
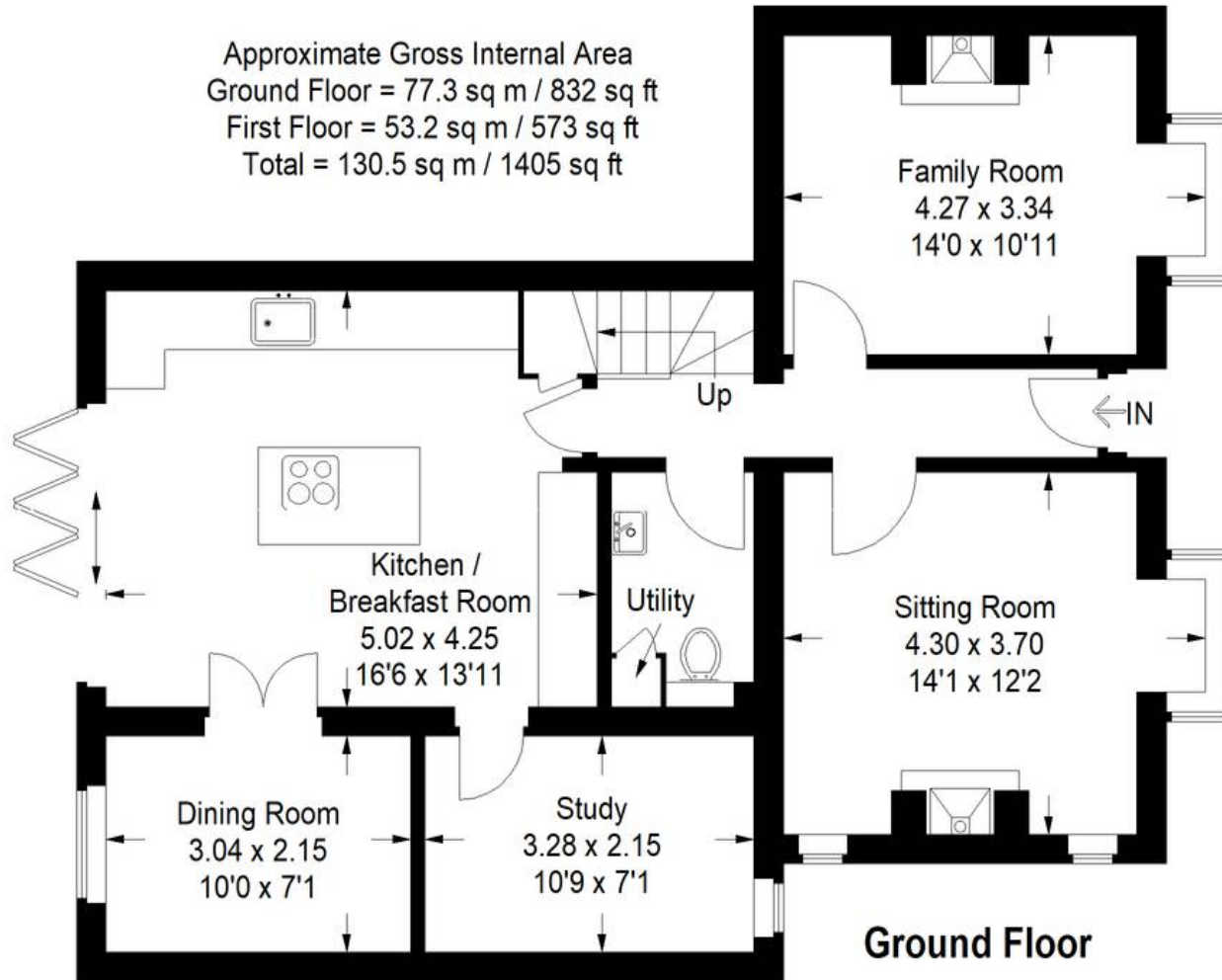
Outside, the property is approached via a gravel driveway providing plenty of off road parking for at least three or four cars. Side access to the rear garden where there is an impressive full width paved patio leading onto lawns with well stocked flower and shrub borders around benefitting from delightful views over the adjoining farmland to the rear. At the foot of the garden, there is a further seating area with adjoining substantial garden outbuilding. We highly recommend an early visit to fully appreciate the accommodation on offer.





Alfold Bars, Loxwood

Approximate Gross Internal Area
 Ground Floor = 77.3 sq m / 832 sq ft
 First Floor = 53.2 sq m / 573 sq ft
 Total = 130.5 sq m / 1405 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.



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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.