



Chestnut Mead
Guildford Road, Loxwood, RH14 0QL
Guide Price £1,000,000 Freehold

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1991-2021
30
YEARS

*** Pretty detached Grade II listed cottage * Two/Three reception rooms * Three/Four bedrooms ***

*** Fitted kitchen/breakfast room with Aga * Secondary glazing to most windows ***

*** Beautiful grounds amounting to approx. one acre * Double bay carport * Rural views * EPC Rating: N/A ***

A charming detached Grade II listed period cottage, situated on the rural edge of the village in grounds of approximately an acre. The property features a wealth of period features including inglenook fireplace and exposed timbers and vaulted ceiling in the bedrooms. The adaptable arrangement of accommodation includes a sitting room with inglenook fireplace and study area off, dining room, kitchen/breakfast room with Aga, two ground floor bedrooms and two double size bedrooms and bathroom on the first floor. The grounds are a delightful feature of the property that enjoys a bright and sunny westerly aspect having York stone paved patio leading onto lawns with established flower and shrub borders around which in turn leads to an orchard area, double bay carport with two separate garden stores and the paddock adjoins the formal gardens. There are delightful country walks immediately from the property, linking up with the Wey & Arun Canal and we would highly recommend a visit to fully appreciate the property's charm and aspects to the rear over adjoining farmland.

Loxwood is a sought-after village lying close to the Surrey/Sussex border, with local butcher and delicatessen, hairdressers and village store with post office. In addition there is a fine parish church and primary school. 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.

~ Accommodation ~

Ground Floor:- ~ Entrance Porch ~ Entrance Hall ~ Sitting Room: 16' 5" x 13' 11" (5.00m x 4.24m) ~ Double Aspect Study: 7' 8" x 7' 6" (2.34m x 2.28m)

Double Aspect Dining Room: 16' 2" x 8' 9" (4.92m x 2.66m) ~ Double Aspect Kitchen/Breakfast Room: 27' 0" x 10' 10" (8.22m x 3.30m)

Inner Lobby ~ Cloakroom ~ Double Aspect Bedroom Three: 20' 0" x 8' 3" (6.09m x 2.51m) ~ Bedroom Four: 10' 0" x 7' 2" (3.05m x 2.18m)

First Floor:- ~ Double Aspect Bedroom One: 16' 6" x 15' 0" (5.03m x 4.57m)

Double Aspect Bedroom Two: 15' 4" x 10' 8" (4.67m x 3.25m) ~ Family Bathroom

Outside:- ~ Double Bay Carport: 18' 6" x 17' 8" (5.63m x 5.38m) ~ Parking ~ Garden Store: 8' 10" x 8' 4" (2.69m x 2.54m)

Garden Store Two: 8' 4" x 8' 3" (2.54m x 2.51m) ~ Formal Gardens ~ Paddock

Services:- Oil fired heating, mains water and electricity

Directions:

From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right signposted Alfold and Loxwood and immediately left and continue to Loxwood Village. On entering the village, by the 30mph sign turn right into a tarmac driveway signposted Gennets and Pawlies Farm and Chestnut Mead can be found immediately on the left hand side.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. 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. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

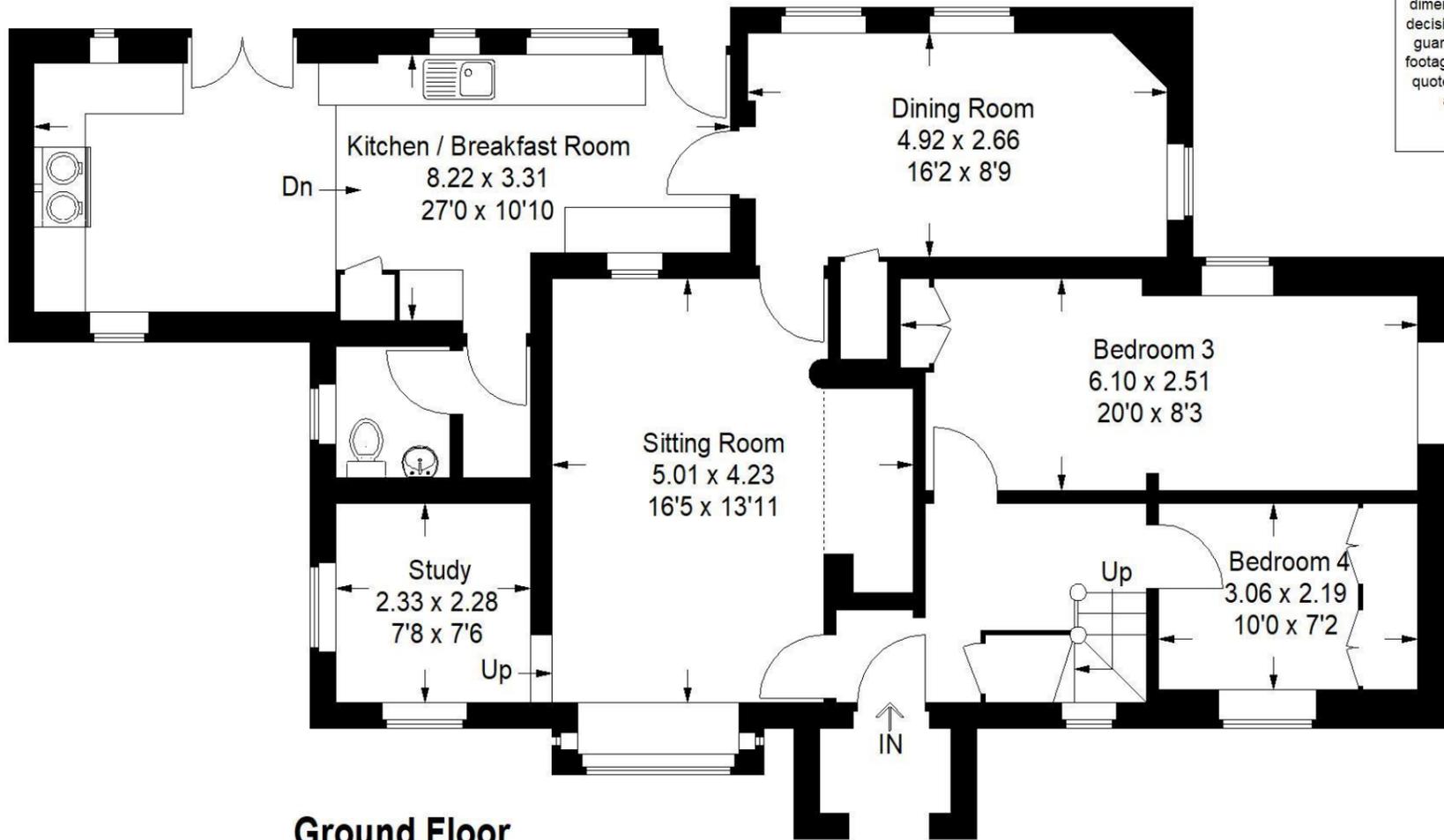
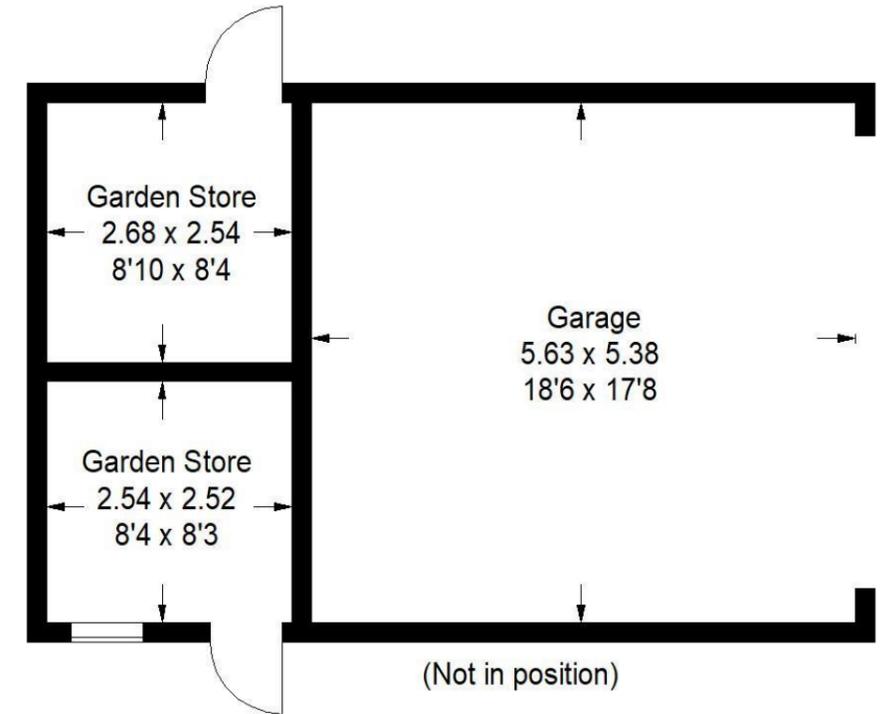
Local Authority: Chichester District Council. **Tax Band:** G

Guildford Road, Loxwood

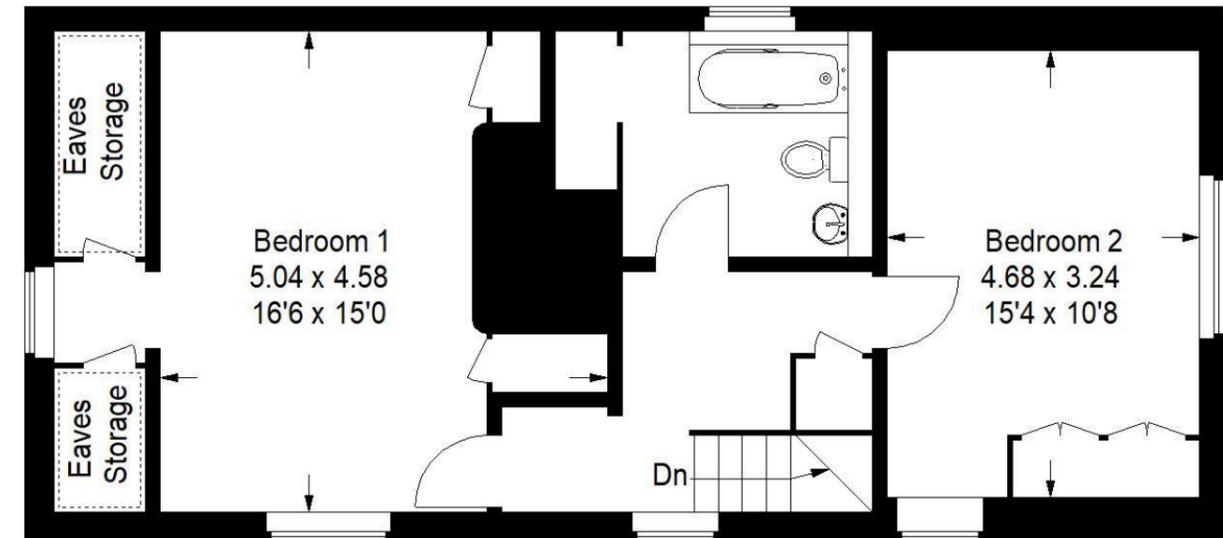
Approximate Gross Internal Area
 Ground Floor = 100.7 sq m / 1084 sq ft
 First Floor (Including Eaves Storage) = 58.3 sq m / 627 sq ft
 Garden Store / Garage = 45.4 sq m / 489 sq ft
 Total = 204.4 sq m / 2200 sq ft



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

= Reduced headroom below 1.5 m / 5'0



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