

Haslemere, Surrey
Loxwood House

**Barrington
& Company**





Haslemere, Surrey
Loxwood House

A versatile and flexible family house in this convenient location.

Haslemere town centre 3 miles (London Waterloo 53 minutes), Guildford 15 miles, London 55 miles

Entrance Hall, Drawing Room, Sitting Room, Family Room/Bedroom 5, Study, Kitchen/Breakfast Room, Bathroom/Utility Room, Studio, Home Office, Main Bedroom with en suite Bathroom and Dressing Room, 3 further Bedrooms, Family Bathroom.
Double Garage, Private Gardens in total 1.6 acres.





The Property

Loxwood House provides flexible and versatile accommodation arranged over two floors. The double height, vaulted, oak floored, studio has oak stairs leading to the home office which could be used as a sixth Bedroom or converted to create a self contained annex.

Situation

Located within easy reach of the Hindhead Tunnel on the outskirts of Haslemere. Extensive shopping and recreational facilities are available in the nearby town of Haslemere and Guildford providing comprehensive facilities. Communications are first class with easy access onto the nearby A3 providing fast access to London, the motorway network, Gatwick, Heathrow and Southampton airports. Haslemere provides a mainline service to London Waterloo (53 minutes).

Education

There is a wide choice of both state and private schools in the area including Amesbury, which is located opposite. Other schools include The Royal School at Haslemere, Highfield and Brookham, St Ives, The Heights, and the Royal School (both junior and senior). Bedales and Churchers College in Petersfield, The Royal Grammar School in Guildford, Charterhouse in Godalming and Aldro in Shackleford.

Recreation

There are excellent recreational facilities in the area including golf at Cowdray Park, Goodwood and Pulborough. Racing at Goodwood, Fontwell and Brighton. Polo at numerous local pitches including Cowdray Park. Sailing can be found from Chichester harbour and other centres along the South Coast including Itchenor and Bosham. Numerous footpaths and bridle ways on the nearby open countryside, including the well known Devil's Punch bowl, in addition to many others that are part of the South Downs National Park. There are theatres at Guildford and Chichester.





Gardens and Grounds

The property is approached via a gravel driveway which provides ample of off street parking in addition to the double garage. The gardens to the front are mainly laid to lawn with mature tree and shrub borders. To the rear, the terrace is elevated and commands a fine outlook over the gardens and woodland beyond.

Outbuildings

Double Garage with home office above. Two Garden Sheds.

General

Mains electricity, gas, water and private drainage.

EPC - E

Postcode: GU26 6BJ

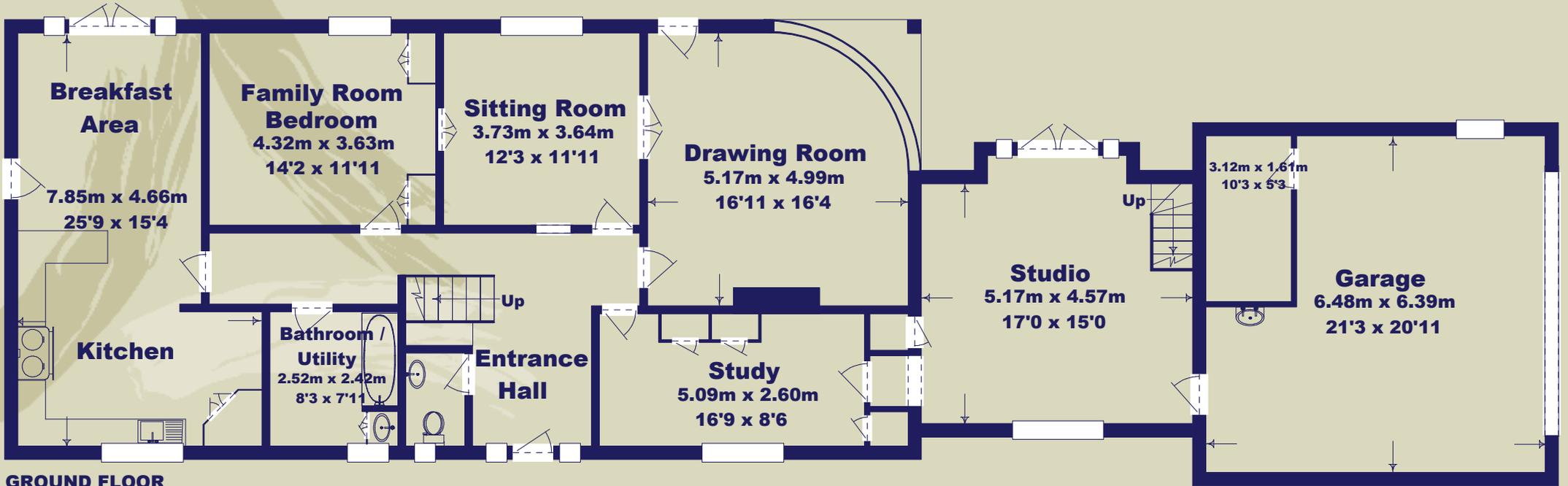
Local authority: Waverley Borough Council. Tel: 01483 523333

Directions to view

From London take the A3 London to Portsmouth road. Continue past Guildford and through the Hindhead tunnel. Take the first exit immediately after the tunnel turning left at the roundabout down Hazel Grove. Continue along Hazel Grove and opposite Amesbury School the driveway to Loxwood House will be found on the left hand side.



LOXWOOD HOUSE



FIRST FLOOR

FIRST FLOOR ABOVE GARAGE

NOT TO SCALE

FOR ILLUSTRATIVE PURPOSES ONLY

The position of doors, windows, appliances and other features are approximate only.

Main House Total: Approximate Gross Internal Area 2933 sq ft / 272 sq mt



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