



Loxwood Hall West, Loxwood, Billingshurst, West Sussex



# Loxwood Hall West, Loxwood, Billingshurst, West Sussex RH14 0QP

The west wing of a superb country house in this popular village

Loxwood 1.1 miles, Cranleigh 5.3 miles,  
Billingshurst 6.8 miles, Guildford 12 miles,  
Gatwick Airport 27 miles, Brighton 33 miles,  
central London 44 miles

Reception hall | Drawing room | Dining room  
Family room | Kitchen/breakfast room | Utility  
room | Cloakroom | Cellar | Principal bedroom  
with dressing room and en suite bathroom  
5 Further bedrooms, one with en suite shower  
Family bathroom | Separate WC | Triple Garage  
Swimming pool | Garden, grounds and lake, in  
all about 2.34 acres | EPC Rating E

## The property

Loxwood Hall West is a significant wing of this superb country house, offering generously proportioned rooms with an abundance of character features such as high ornate ceilings, wood floors and large sash windows, as well as plenty of natural light.

An impressive reception hall leads through to the drawing room, dining room and family room which are ideal rooms for formal entertaining or family living. A large triple aspect kitchen/breakfast room is well appointed with smart painted cabinetry, an island unit and an Aga. There is also a utility room and cloakroom on this floor.

From the impressive reception hall, a staircase leads up to the first floor and its spacious landing with a roof light. The principal bedroom suite, with its dressing room and en suite is stunning, has a wonderful curved bay window which mirrors the one in the drawing room

below, and looks out over the beautiful gardens and lake. There are five further bedrooms on this floor, one with an en suite, a family bathroom and separate WC.

## Outside

The stunning south facing gardens are well maintained with lawns leading down to the fabulous lake. There is also a swimming pool and pool house. To the front of the property there is ample space for parking on the gravel driveway and triple garage. The property owns the freehold of the driveway to Loxwood Hall, allowing a private entrance to be created, subject to any necessary consent.

## Location

Loxwood is a popular village on the West Sussex/Surrey border. The village provides many amenities including a doctor's surgery, pub, village school, butcher and delicatessen, village store with post office and a hairdresser. Loxwood supports a range of clubs, associations, community events and activities, including the annual Loxwood Beer Festival. In addition to the amenities in the village, a wider selection is available at Cranleigh offering an excellent range of high street and independent shops. There are plenty of restaurants, coffee shops and country pubs, plus a vibrant weekly market.

More extensive amenities can be found in nearby Guildford, with its cobbled High Street and historic buildings offering an eclectic range of shops, an abundance of restaurants and entertainment including The Yvonne Arnaud Theatre, Electric Theatre and G Live venue. With the Surrey Hills (an Area of Outstanding Natural Beauty) on the doorstep, this area is perfect for walking, cycling and riding. There are a number of excellent schools, both in the state and private sector, including the renowned Cranleigh School, Penntorpe, St Cuthbert Mayne Primary, St Hilary's, Longacres, Shamley Green, St Catherine's, Charterhouse, Royal Grammar School, Guildford High and Tormead.







## Directions

RH14 0QP

## General

**Local Authority:** Chichester District Council.

Tel: 01243 785166.

**Services:** Mains water, electricity and drainage.

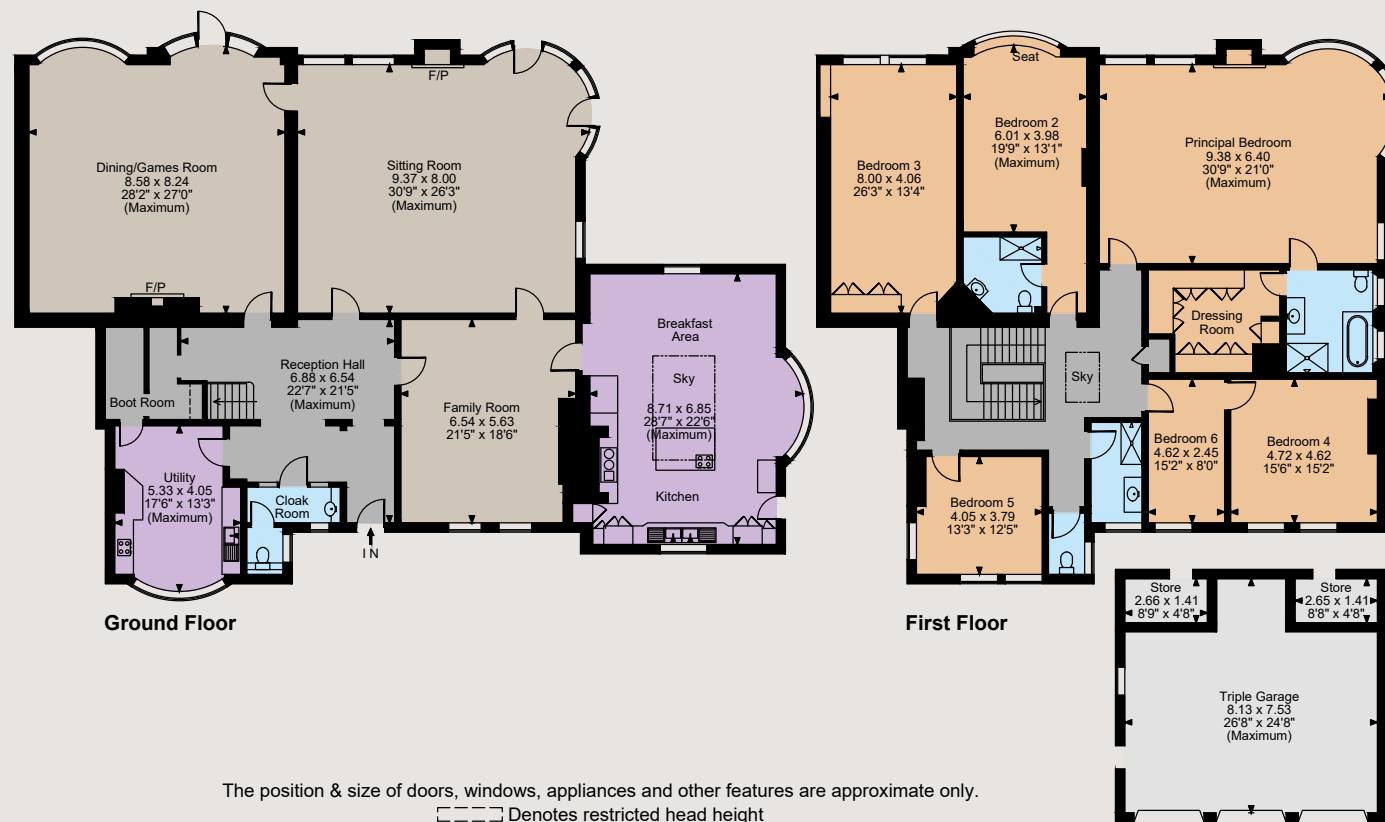
Oil fired central heating.

**Council Tax:** The property is in Tax Band H.

**Tenure:** Freehold

**Guide Price:** £2,500,000

Loxwood Hall West Loxwood, Billingshurst  
Main House internal area 6,091 sq ft (566 sq m)  
Triple Garage internal area 550 sq ft (51 sq m)  
Stores internal area 80 sq ft (7 sq m)  
Total internal area 6,721 sq ft (624 sq m)  
For identification purposes only.



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

□ □ □ Denotes restricted head height

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## Guildford

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