



# Appletree Cottage

6 Station Road, Loxwood

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## A period cottage offering light-filled interiors, flexible living space and a desirable position in the heart of the village

Appletree Cottage offers a balanced blend of character and practicality, combining period features such as exposed beams, a wood-burning stove and double glazing with a thoughtfully arranged three-storey layout. The property is set within a well-tended garden, complete with a detached garage and garden store.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**1 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**1,615 SQ FT**



**GUIDE PRICE  
£780,000**

### The property

Appletree Cottage is a semi-detached village property offering light-filled, characterful accommodation arranged over three floors. The ground floor flows from a covered entrance porch into an entrance hall with oak flooring and novel built-in wine rack under the stairs, access to the staircase, a cloakroom, utility room, the kitchen/breakfast room, and a front-facing reception room featuring exposed ceiling beams to part of the room, recessed shelving, and a fireplace with a cast iron wood-burning stove set on a black stone hearth.

Beyond the reception room, a half glazed door opens into a dining room/conservatory with timber-framed glazing and French doors leading to the garden. This space features wood flooring, and a pitched, partially vaulted ceiling with fabric draping, creating a bright, garden-facing setting.

The kitchen/breakfast room is fitted with shaker-style cabinetry, light-toned worktops, open shelving, and a range cooker with overhead extractor, while the breakfast area provides space for informal dining beside a second set of French doors. A separate utility

room offers additional storage, with a built-in cupboard and two free standing cupboards for coats and cleaning materials. There is also an area of work surface.

Upstairs, the first floor comprises three bedrooms, including the principal bedroom, which features a double, mirror fronted fitted wardrobe and a single, mirror fronted shelved cupboard, further small walk-in area with double hanging. One of the additional bedrooms also benefits from a built-in triple wardrobe with double hanging and single shelving and is currently used as a study. The third bedroom is light and airy and overlooks the garden. A good-sized family bathroom, with a freestanding roll-top bath and separate shower, completes the floor.

The staircase goes up to a charming landing, leading to the fourth double bedroom which sits within the roof space. With a painted brick chimney breast, shelving, a skylight, and eaves storage, this space offers flexible use.





## Outside

The property is approached via a gravelled area bordered by mature hedging and well stocked planting beds. A curved brick pathway leads to the front door beneath a timber framed porch and leads through a side gate down the side of the house passed planted beds and ends around the back of the house in front of the kitchen and conservatory. There is another side gate leading to the lane. The pretty sunny garden extends across the back and along one side opening into a lawn bordered by established shrubs, mixed planting and small trees with a sweeping paved terrace ideal for entertaining. A door leads from the terrace into the wood store and potting area which is a side extension to the garage. The back gate leads to the private parking area in front of the garage which has an up and over door.

## Location

Loxwood is a sought-after village in West Sussex, located between Cranleigh and Billingshurst. The village centre offers day-to-day amenities including two public houses, doctor's surgery, primary school,

butchers, hair dresser and active village hall. Further facilities are available in Cranleigh, around 6.5 miles to the north, and in Billingshurst to the south, which also provides a mainline station with services to London Victoria in under 1 hour and 10 minutes.

The A272 and A281 are easily accessible, offering routes to Guildford, Horsham and the south coast. Gatwick Airport lies approximately 25 miles to the northeast.



## Distances

- Cranleigh – 5.5 miles
- Billingshurst – 6.5 miles
- Horsham – 11.2 miles
- Guildford – 12.6 miles
- London – 44 miles

## Nearby Stations

- Billingshurst
- Horsham
- Haslemere

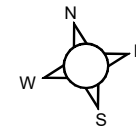
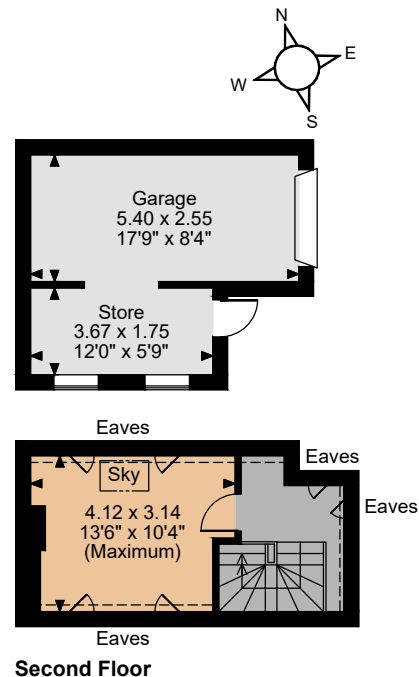
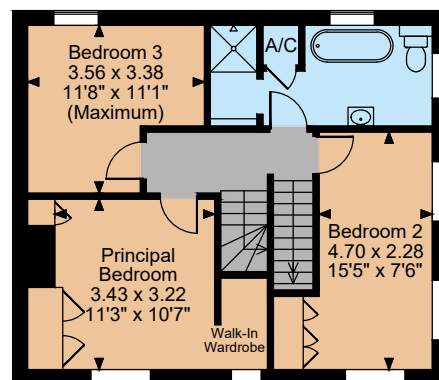
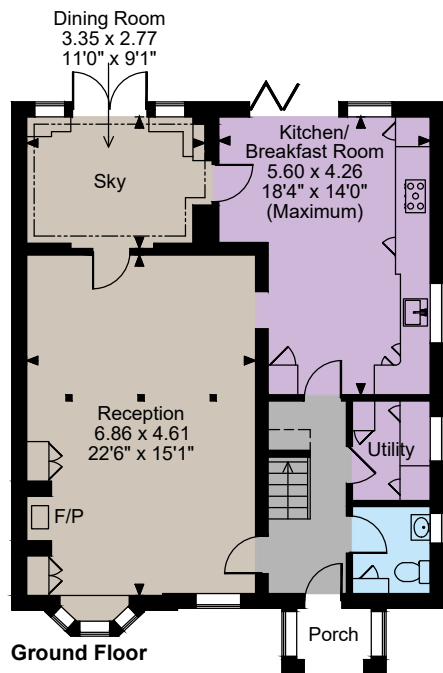
## Key Locations

- Fishers Farm Park
- Knepp Castle
- Leith Hill
- Amberley Castle
- Amberley Museum
- South Downs National Park

## Nearby Schools

- Cranleigh
- Penntorpe
- Farlington
- Windlesham House





## Floorplans

Main House internal area 1,615 sq ft (150 sq m)

Garage internal area 148 sq ft (14 sq m)

Outbuilding internal area 69 sq ft (6 sq m)

Total internal area 1,832 sq ft (170 sq m)

For identification purposes only.

## Directions

RH14 OSN

what3words: /// lifetimes.footballers.fond

## General

**Local Authority:** Chichester District Council

Tel: 01243 785166

**Services:** Mains electricity, water and drainage. Oil fired central heating.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band F

**EPC Rating:** D

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

□ □ □ Denotes restricted head height

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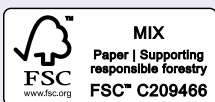
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