



Lindisfarne, 3 Farm Close

Loxwood, West Sussex, RH14 0UT

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Alex Harvey
A passion for property

Lindisfarne

A beautifully presented four-bedroom detached home, set on a mature plot with a double garage and driveway parking. Located in the semi-rural village of Loxwood, close to the local amenities and a just short drive from Billingshurst with further amenities and mainline railway station.

- FOUR DOUBLE BEDROOMS
- TWO BATH/SHOWER ROOMS
- UTILITY AND STUDY
- CONSERVATORY
- DOUBLE GARAGE AND DRIVEWAY
- CUL- DE- SAC LOCATION



This beautifully located, spacious detached home offers plentiful and versatile accommodation arranged over two floors, set on an established plot with an attached double garage.

The welcoming hallway provides access to the downstairs cloakroom, study, stairwell to the first floor, dining room, kitchen and sitting room. The study is an ideal space for those working from home. The dining room is a lovely bright space with plenty of natural light. Sliding doors lead into the conservatory which, with fitted blinds and heating, can be enjoyed all year round. The kitchen is fitted with shaker-style units with complementing marble-effect worktops and finished with modern tiling. Appliances include a split-level double oven, induction hob with extractor over, and integrated dishwasher. The utility room provides space with plumbing for a washing machine; an external door makes this ideal as a boot room. The sitting room, to the front of the property, has a feature fireplace and bay window with views across the front garden.

The central stairwell leads to the first-floor landing with access to four double bedrooms, airing cupboard and the family bathroom. Bedrooms one and two have built-in wardrobes, with bedroom one also having an ensuite shower room. The family bathroom has been fitted with a white suite comprising panelled bath with shower & shower screen, WC, and pedestal basin.

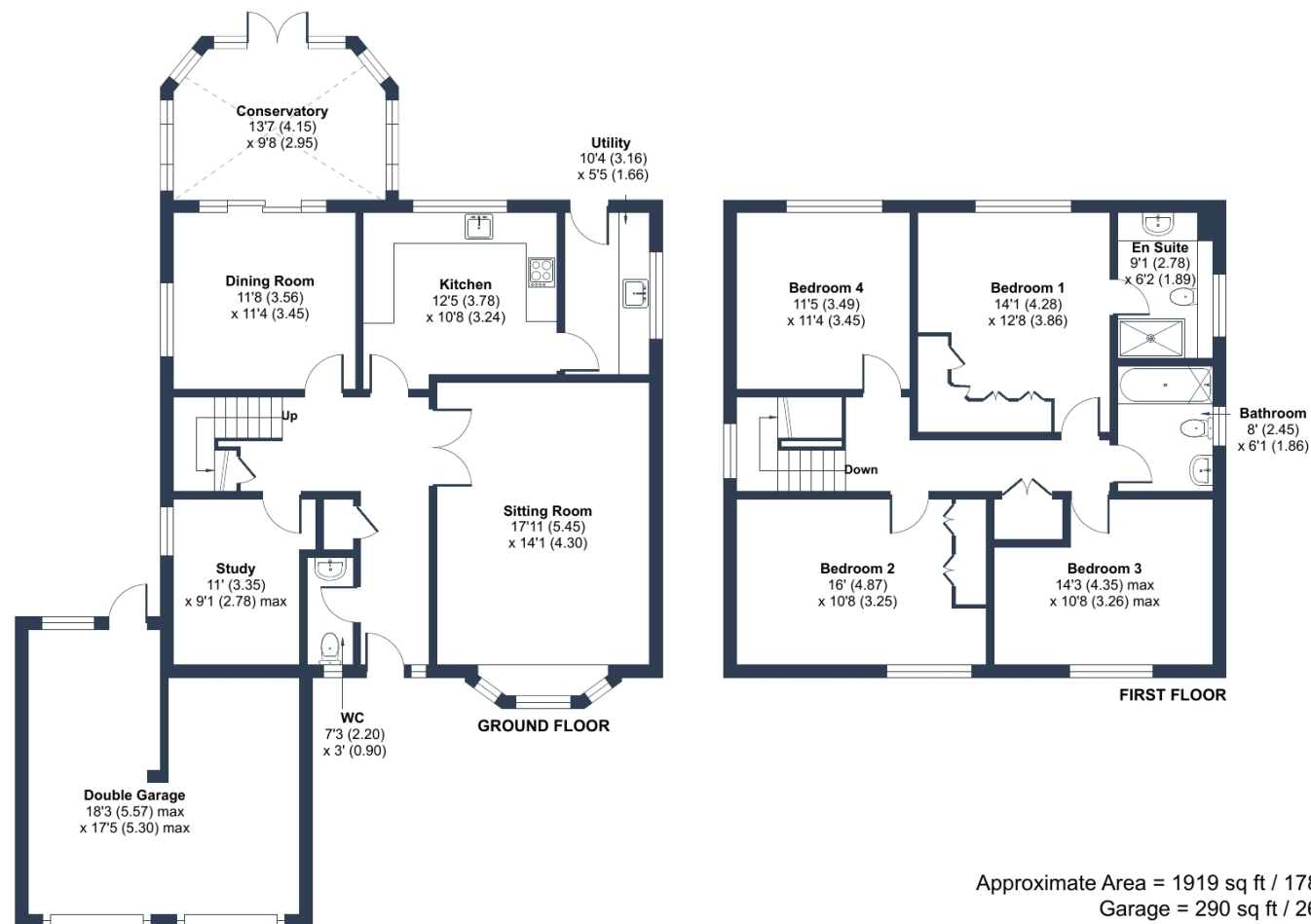


OUTSIDE

The property is approached via a block-paved driveway, with parking for numerous vehicles, leading to the attached double garage with power, lighting and electric roller doors. A side gate leads to the rear garden, a well-established space, mainly laid to lawn with hedging and flower beds. Across the width of the property is a generous patio area providing the ideal space for alfresco dining and entertaining.

Loxwood is a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, award winning butcher, well-reviewed public house, and a variety of sports clubs including cricket and football. Located less than six miles from Billingshurst with a mainline station offering services to London/Victoria and the south coast.





Approximate Area = 1919 sq ft / 178.2 sq m
 Garage = 290 sq ft / 26.9 sq m
 Total = 2209 sq ft / 205.1 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1361671

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, oil, water and mains drainage are currently connected to the property.
 Council Tax Band G. EPC -D .

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
 or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk

