



34 Nursery Green

Loxwood, Billingshurst, West Sussex, RH14 0EQ

www.alexharveyestateagents.co.uk

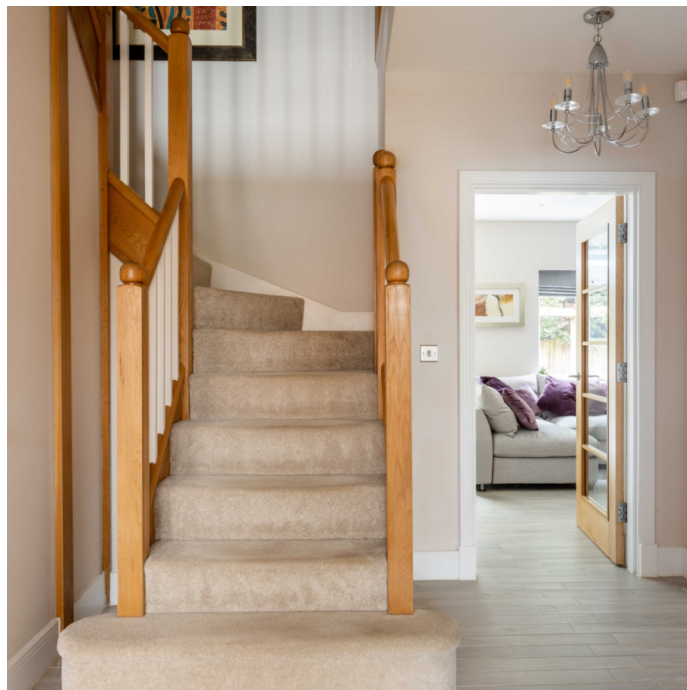


Alex Harvey
A passion for property

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An impressive five-bedroom family home, situated on an exclusive new development with driveway parking and an attached double garage. Conveniently located close to local amenities and within a short distance of Billingshurst mainline railway station.

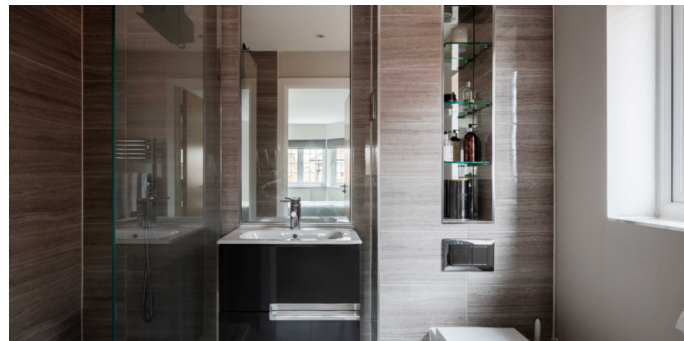
- FIVE DOUBLE BEDROOMS
- THREE BATHROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- INTEGRAL DOUBLE GARAGE
- POPULAR VILLAGE LOCATION



This fabulously modern, detached home offers plentiful, versatile accommodation with an integral double garage conveniently located in Loxwood.

The bright and welcoming hallway provides access to the garage, cupboard, stairwell to the first floor, kitchen/dining/family room, downstairs cloakroom and to the sitting room. The kitchen/dining/family room is a particular feature of this property, spanning the rear of the property and with plenty of natural light from the central folding doors with skylights. The kitchen has been fitted with a variety of gloss units with matching worktops and a central island with breakfast bar. Appliances include two split-level ovens, steamer & microwave with warming drawers, five-ring gas hob with extractor over, and integrated fridge/freezer and dishwasher. The utility room has space with plumbing for a washing machine. The sitting room, to the front, is a lovely space with feature bay window.

The winding stairwell leads to the first-floor landing with access to all five double bedrooms, and family bathroom. Four bedrooms have built-in storage and two benefit from en-suite shower rooms. The fifth bedroom is currently being used as a study, ideal for those working from home.

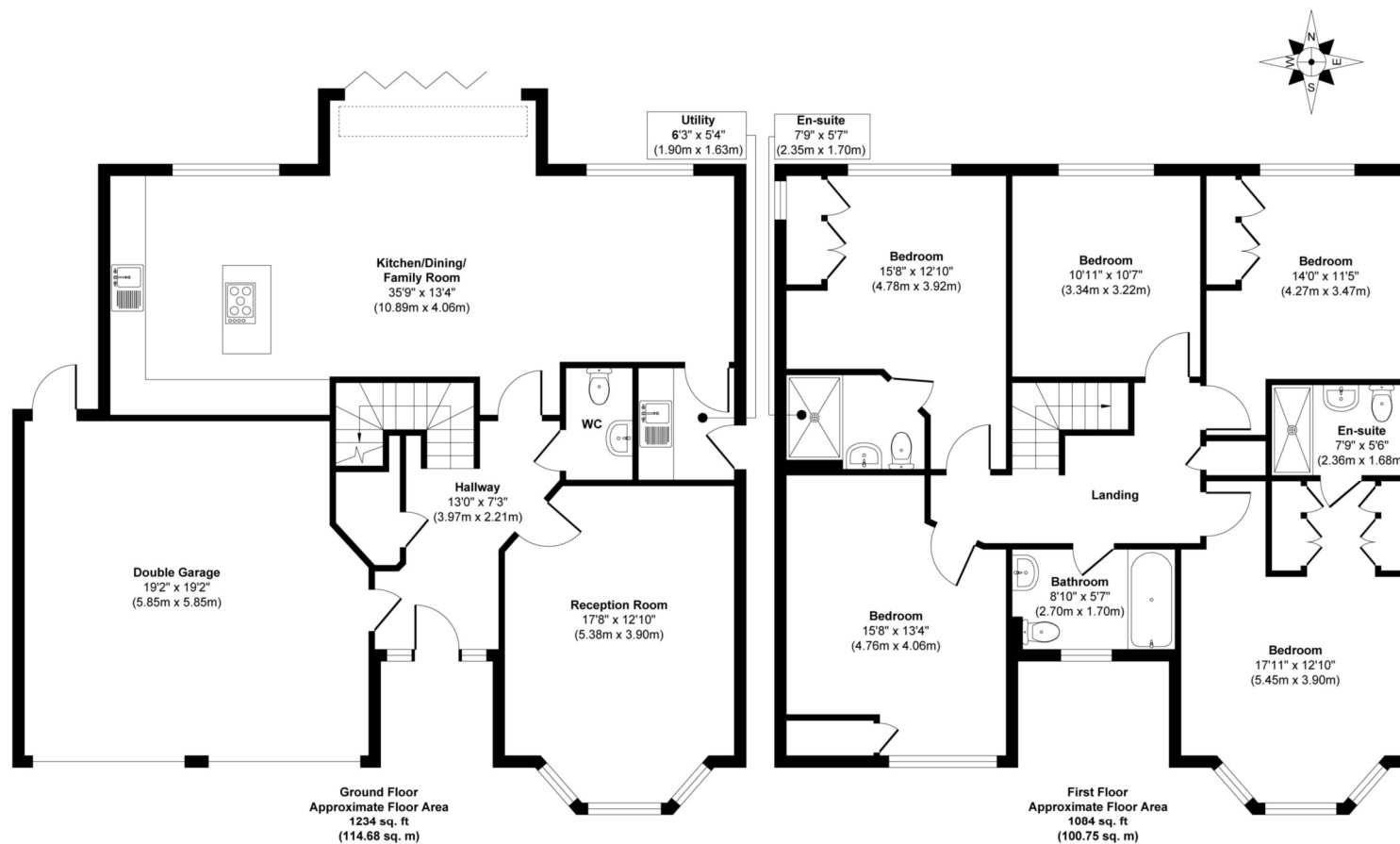


OUTSIDE

The property is approached via a block-paved driveway, with parking for at least two cars, leading to the integral, double garage with power & lighting. The front garden is mainly laid to lawn with low-level shrubbery. A side gate leads to the secluded rear garden, mainly laid to lawn with a pergola covered seating area and generous patio, perfect for al-fresco dining & 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.





Approx. Gross Internal Floor Area 2318 sq. ft / 215.43 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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, LPG (via a shared tank), water and mains drainage are currently connected to the property. Council Tax Band G. EPC - B. Agents Note: An annual estate service charge is applicable.

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

