

**Penfolds,
Property People.**

Station Road, Loxwood.

£695,000 Freehold



Penfolds, Specification.

Nestled in the heart of the village, this charming family home traces its roots to the late 1800s, originally a quaint two-up, two-down cottage constructed from reclaimed bricks from the historic locks of the Wey and Arun canal. Evolving alongside its owners, it has grown with the family and now provides a light and airy space for everyone, blending character features with a handmade, bespoke kitchen and modern bathroom. Watch the children play in the garden from the kitchen window and step out on to the patio where there is ample space for hosting family and friends. The house sits within a short walk of the health centre, school, butcher and hairdresser.

- Pretty detached period cottage
- Central village location
- Oil fired central heating
- Mains water and electricity
- Solar panels
- Mains drainage
- Private parking
- EV charge point
- EPC: B Chichester District Council Tax Band F





"This was the first house we viewed when we re-located to the area and it's been the perfect place for our kids to grow up in and call home. We are surrounded by fantastic neighbours in a wonderful local community. The location is ideal, in minutes we can be walking in the stunning local woods through fields of bluebells, or making use of the amenities of the nearby towns and villages of Surrey or West Sussex."

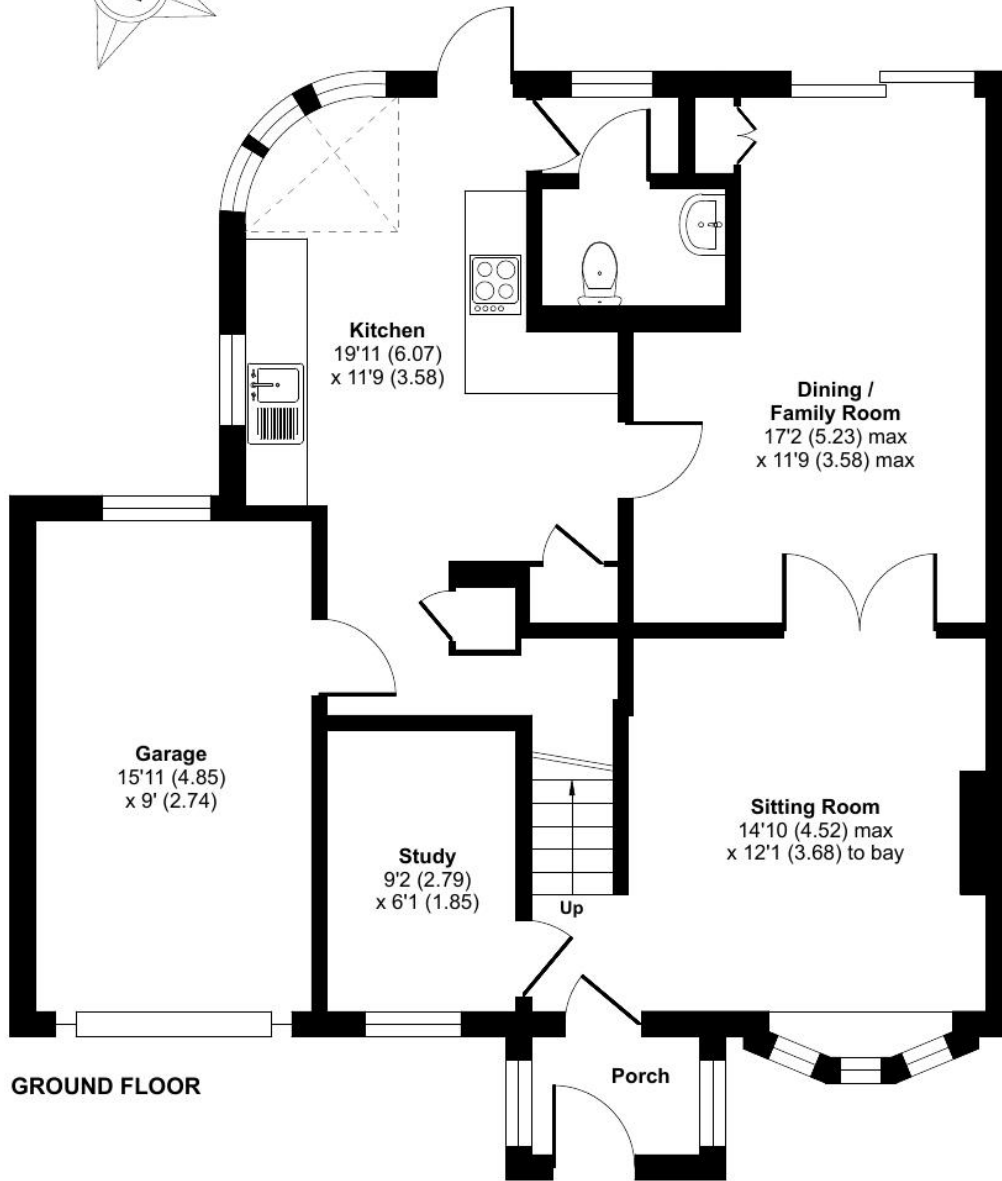
The Owner

01403 289414

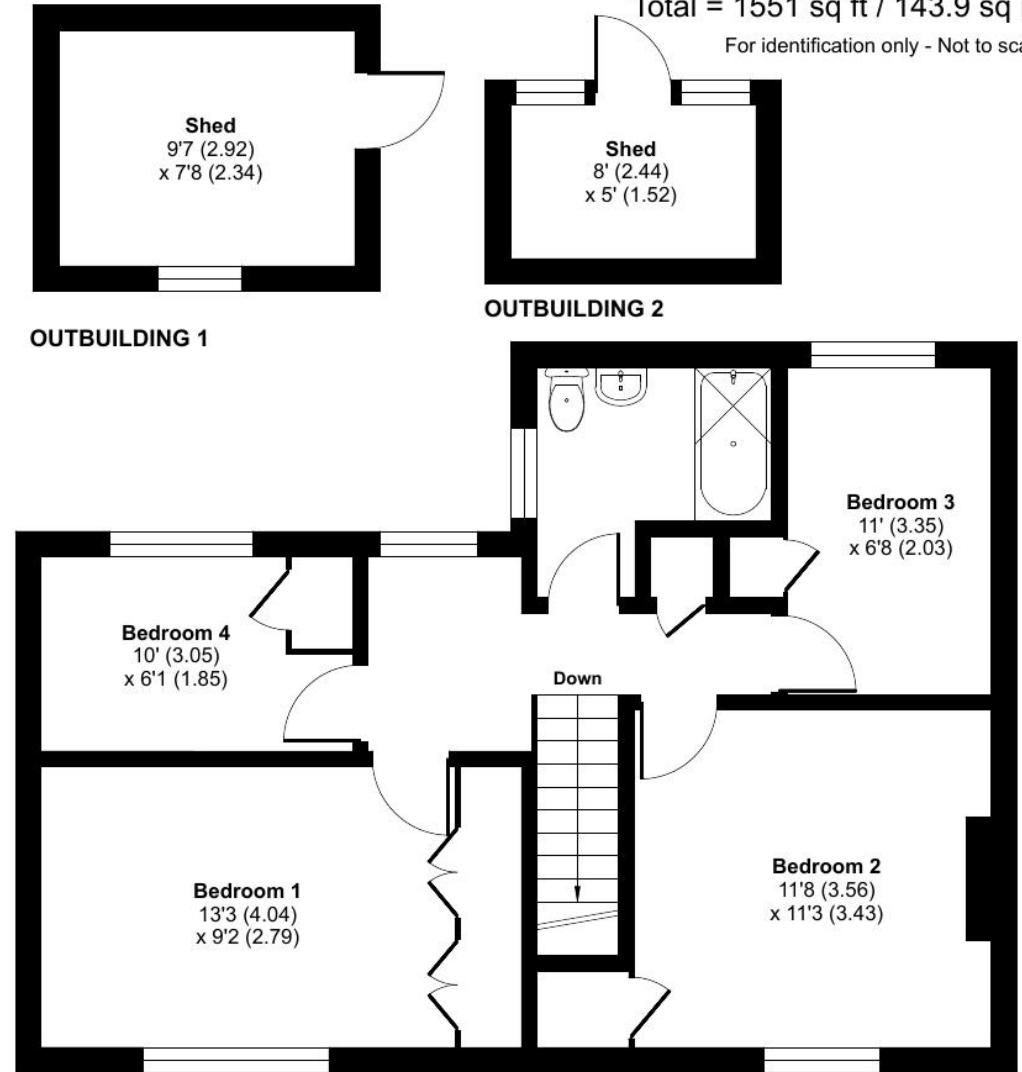
enquiries@penfoldsestateagents.co.uk

Approximate Area = 1293 sq ft / 120.1 sq m
 Garage = 144 sq ft / 13.3 sq m
 Outbuildings = 114 sq ft / 10.5 sq m
 Total = 1551 sq ft / 143.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

