



Loxwood Hall West | Loxwood | RH14 0QP



Loxwood Hall West offers a fantastic opportunity to purchase a significant wing of an iconic country house offering in excess of 6,000 sq ft of accommodation and boasting many character features such as high ceilings, wood floors, sash windows and ornate plasterwork.

- 6 bedrooms
- 3 bathrooms (2 en suite)
- Magnificent 28ft x 26ft drawing room
- 28ft triple aspect kitchen/breakfast room
- Swimming pool
- 2 acre lake

Property Description

The impressive entrance hall has a staircase rising to the first floor whilst, on the ground floor, doors lead to the three principal reception rooms and through to the 28ft triple aspect kitchen/breakfast room with roof lantern and door to the garden. There is also a further kitchen/utility and a cloakroom.

On the first floor a light and spacious landing, lit by a roof light, gives access to six bedrooms, three bathrooms (two en-suite) and a cloakroom and there is potential to add further accommodation in the very generous roof space, subject to planning.





The stunning master bedroom measures 28ft by 20ft and benefits from an en suite bathroom and dressing room, whilst featuring a wonderful circular bay window that affords views of the garden, swimming pool and two acre lake beyond.

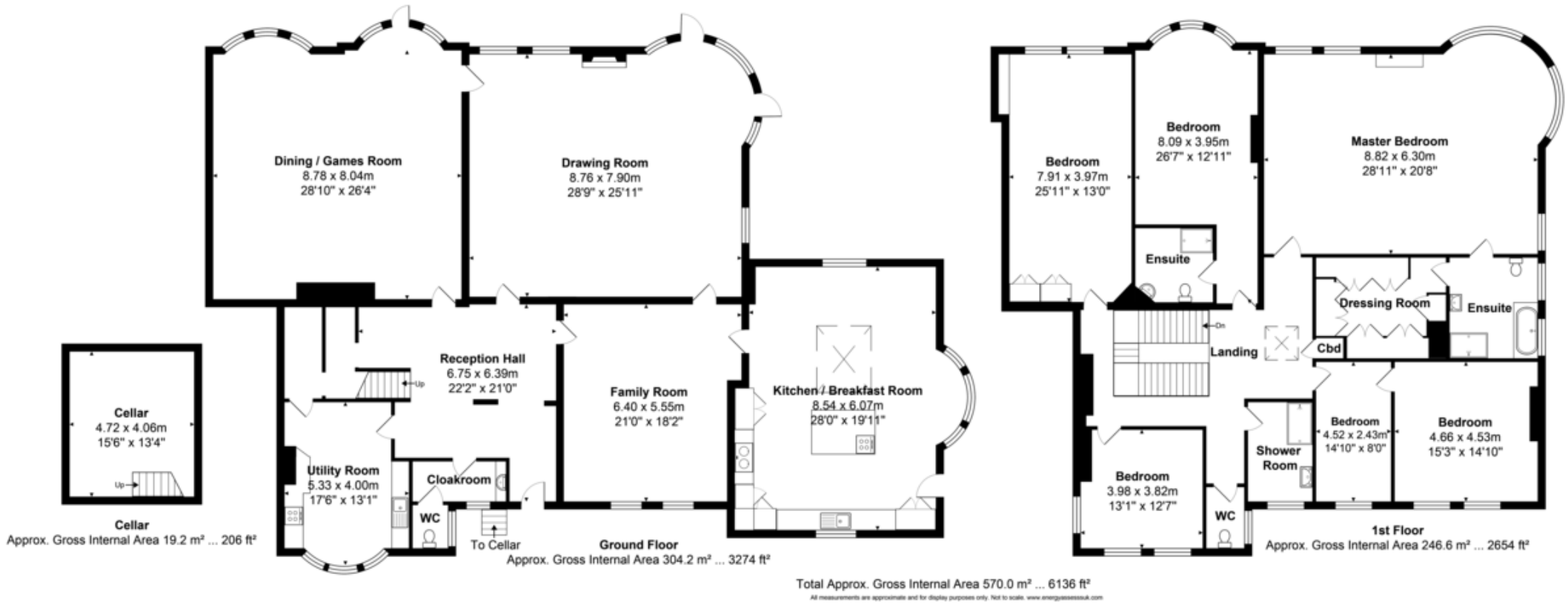
Loxwood is a popular village on the West Sussex/Surrey border. The village provides many amenities including a doctor's surgery, pub, village school, butcher and delicatessen, village store with post office and a hairdresser.



AGENT'S NOTE: The owner has subdivided the garden to the side of the property and there is currently a planning application for a 4,000 sq ft home, which is going to appeal. Planning reference 21/00300/FUL.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		60 D
39-54	E	41 E	
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

