



THE OLD POST HOUSE, LOXWOOD, RH14 0SB

THIS WELL PROPORTIONED 5 BEDROOM (MASTER WITH EN-SUITE) VILLAGE HOME HAS 2737 SQ.FT OF LIGHT, BRIGHT INTERNAL SPACE & SOUTH FACING REAR GARDEN. OPPORTUNITY TO ALTER PART OF THE DOWNSTAIRS TO CREATE A TRULY PERSONALISED PROPERTY.

PROPERTY FEATURES

HOUSE

- 5 DOUBLE BEDROOMS MASTER WITH EN-SUITE
- LARGE SITTING ROOM, OPENING ONTO THE SOUTH FACING REAR GARDEN
- KITCHEN & UTILITY AREA
- BRIGHT & LIGHT HOME WITH WELL PROPORTIONED ROOMS.
- CONVERSION OF PART OF THE DOWNSTAIRS SPACE OFFER GREAT FLEXIBILITY FOR THOSE WHO WANT TO CREATE A UNIQUE HOME.

OUTSIDE

- PRIVATE REAR SOUTH FACING
- RAISED POND & GARDEN SHED
- LARGE REAR PATIO (ACCESS FROM, SITTING ROOM)
- PRIVATE OFF ROAD PARKING

FORMER SHOP

THE PROPERTY HAS PLANNING PERMISSION TO BE WHOLLY RESIDENTIAL AND THERE IS OPPORTUNITY FOR PURCHASERS TO CONVERT THE FORMER SHOP, WITH ITS PRIVATE ACCESS. SEE OUR VIDEO FOR EXAMPLES - ANNEX OR OFFICE.

THE AREA

- LONDON - BY TRAIN BILLINGSHURST STATION (10MINS DRIVE) LONDON VICTORIA (1HR 8MINS)
- 6 MILES FROM CRANLEIGH AND 30 MINS TO GUILDFORD.
- BILLINGSHURST & CRANLEIGH HAVE A RANGE OF SHOPS & LEISURE FACILITIES.
- LOXWOOD HAS A LOVELY VILLAGE PRIMARY SCHOOL WITH A LARGER PRIMARY AND SECONDARY & SIXTH FORM (THE WEALD) LOCATED IN BILLINGSHURST.





THE GROUND FLOOR HAS AN ENTRANCE HALL, KITCHEN, UTILITY ROOM AND A REALLY GOOD SIZED SITTING ROOM, WITH A LARGE DINING AREA AND SLIDING DOORS OVERLOOKING THE PRIVATE GARDEN. THE UTILITY ROOM HAS SIDE ACCESS WHICH IS IDEAL IF YOU ARE COMING HOME WITH YOUR FOUR LEGGED FRIENDS.

UPSTAIRS HAS A BEAUTIFULLY LIGHT LANDING WITH A WINDOW OVERLOOKING A LOCAL POND. THE LANDING OFFERS ACCESS TO 5 GOOD SIZE DOUBLE BEDROOMS AND FAMILY BATHROOM. THE MAIN BEDROOM HAVING ITS OWN ENSUITE.

ON THE 2ND FLOOR IS AN ATTIC ROOM IDEAL FOR USE AS AN OFFICE/PLAY ROOM WITH A SKYLIGHT AND VIEWS OVER THE GARDEN.

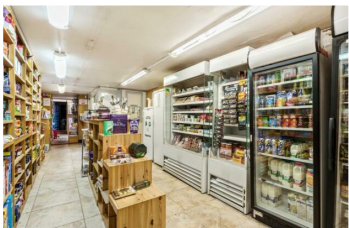
OUTSIDE THE FRONT OF THE PROPERTY IS OFF ROAD PARKING FOR SEVERAL CARS WITH AMPLE SIDE ACCESS. AT THE REAR IS A PRIVATE SOUTH FACING GARDEN WITH PATIO AREA AND FISH POND. ON THE EDGE OF THE LAWN IS AN ESTABLISHED FLOWER BED.

CURRENTLY SHUT AWAY FROM THE MAIN LIVING AREA IS THE ORIGINAL SHOP AND STORE WHICH OFFERS FANTASTIC POTENTIAL TO CONVERT INTO AN OFFICE, ANNEX OR TO BE INCLUDED AS PART OF THE DOWNSTAIRS SPACE, IT HAS ITS OWN PRIVATE ACCESS, OUTSIDE PATIO AND GARDEN AREA. THIS IS IDEAL FOR A RELATIVE OR AS ACCESS TO A HOME OFFICE ALLOWING VISITORS TO COME IN WITHOUT ENTERING THROUGH THE HOME. THE VIDEO SHOWS A SUGGESTED LAYOUT FOR THOSE WISHING TO TOTALLY RECONFIGURE THE LAYOUT.

THIS PROPERTY IS A GREAT FAMILY HOME AS IT IS CURRENTLY LAID OUT, DESCRIBED AS A 'TARDIS' FROM THOSE THAT HAVE ONLY PREVIOUSLY SEEN IT FROM THE OUTSIDE.

HISTORY

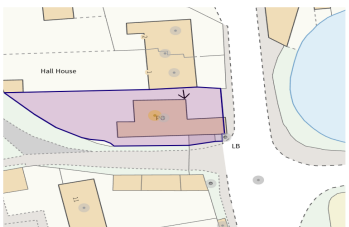
THE OLD POST HOUSE USED TO BE A CENTRAL PART OF THE VILLAGE. LIKELY TO HAVE BEEN BUILT IN THE 18TH CENTURY, THE BUILDING HAS PREVIOUSLY BEEN A TAILORS, DRAPERS AND SADDLERS. THE HOUSE EXTENSION WAS BUILT BETWEEN 1906 AND 1910. WITH AN ICONIC TELEPHONE BOX ARRIVING APPROXIMATELY 100 YEARS AGO. FOR MORE INFORMATION ON THE HISTORY OF LOXWOOD AND THE PART THE VILLAGE STORES PLAYED, VISIT THE WEBSITE WWW.LOXWOODHISTORY.CO.UK.



BEFORE



CURRENT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

COUNCIL: CHICHESTER DISTRICT COUNCIL

SERVICES: OIL, MAINS ELECTRIC & MAINS SEWERAGE

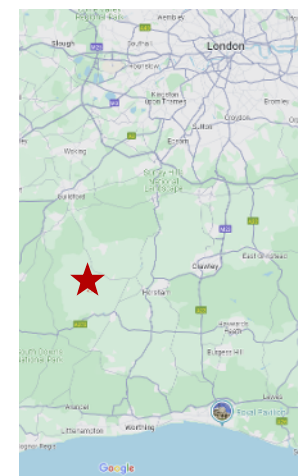
TENURE: FREEHOLD



PLANNING

PLANNING PERMISSION WAS GAINED IN 2023 FOR CHANGE OF USE FROM PART COMMERCIAL USE TO WHOLLY RESIDENTIAL - PLANNING PERMISSION NUMBER 23/00432/FUL

THE DRAWINGS AND PLANS SHOWN IN THESE DETAILS ARE FOR ILLUSTRATION PURPOSES ONLY AND SUBJECT TO THE USUAL PERMISSIONS.



INTERNATIONAL BRAND - LOCAL ESTATE AGENT 07464 043045

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA 07464 043 045.