



BROOKLANDS

WAGENSWOOD

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WEST SUSSEX

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ALFOLD BARS, LOXWOOD, WEST SUSSEX, RH14 0QS

- Garage
- Three bedrooms
- Utility
- Outside storage/ utility with WC
- Fantastic scope to improve and modernisation
- Views across fields to the rear
- Off road parking

Enjoying a convenient location, Brooklands, is a late Victorian three-bedroom semi-detached home with huge scope to improve and modernise, situated in a semi-rural location on the outskirts of Loxwood being offered with no onward chain.



The Property

Being offered with no onward chain, Brooklands offers a fantastic blend of both living and bedroom space and boasts stunning views over open countryside behind. The ground floor comprises a good-sized formal living room with high ceilings and open fire and large bay window overlooking the front aspect. The hallway leads to a further reception room with built in storage, an open fire and french doors out onto the side garden. The adjoining kitchen is fitted with a range of wall and base units and continues to a useful utility area and cloakroom. Outside is a further utility/storage building which is comprises two rooms and WC. This offers fantastic scope for a work shop, office space, or further living space, subject to necessary planning.

On the first floor, the open hallway with high ceiling leads to two large double bedrooms and family bathroom with fitted three-piece suite. The master is a fantastic size with floor to ceiling built in storage, fireplace and large bay window and fitted sink, the second bedroom with views across the rear garden and paddock behind and a further single to the front.

We highly recommend an internal viewing to fully appreciate all that this home has to offer. Although already a well-sized family home, the property would benefit from updating and modernising in certain areas, providing a perfect purchase for those seeking to create a home to their own design. Furthermore, there is plenty of scope to add further accommodation by extending to either the side or rear of the property, if required. Any work is subject to the necessary planning permission.

Gardens and grounds

There is off road, driveway parking to the front of the property as well as access to the garage and grounds. The side garden would make a superb area for entertaining with access to both the kitchen and reception room. The good-sized rear garden enjoys views across the paddock and countryside beyond and has a large greenhouse. Both gardens could easily be opened to create one large back garden.



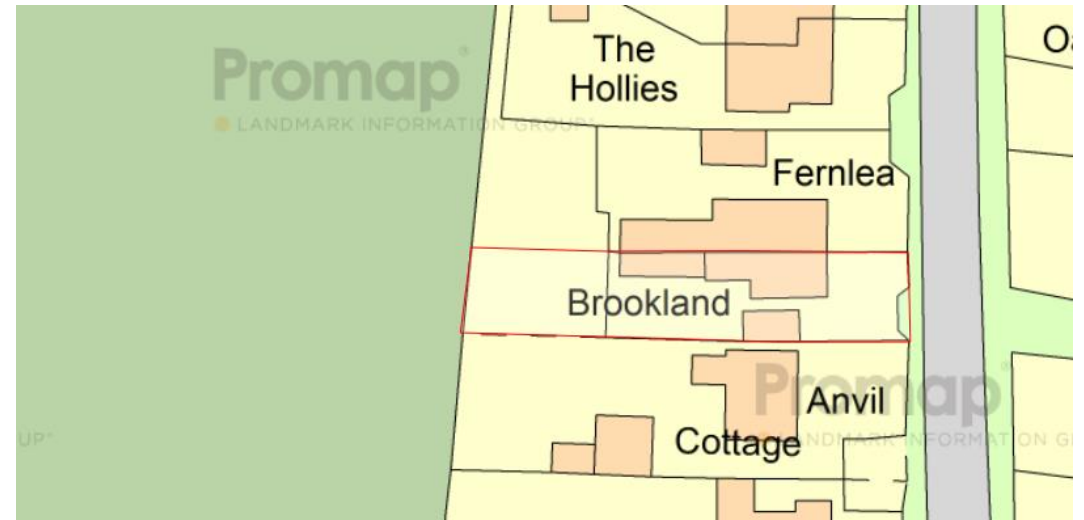


Situation

Wagonswood is located on the outskirts of Loxwood, 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. The property lies Just 10 miles to the south of Guildford with its main line station and access to the A3 for London and both airports. Cranleigh is 3 miles to the west and has wide variety of shops including two supermarkets and an M&S 'Simply Food'. It also has a health centre, library and leisure centre. The area is surrounded by open countryside, ideal for walking, cycling, horse riding and most outdoor pursuits. There are a number of golf courses, including the Cranleigh Golf and Country Club

Further Information

Services: The heating|energy provision is night storage heaters
Mains water, electricity and drainage. **Local authority:** Chichester District Council **Tax Band:** Band E **EPC:** E **Tenure:** Freehold **Photographs:** Taken August 2022 **Viewings:** All viewings are strictly by appointment only through Churchill Country & Equestrian Estate Agents **Land map:** For indicative purposes only, not to scale.

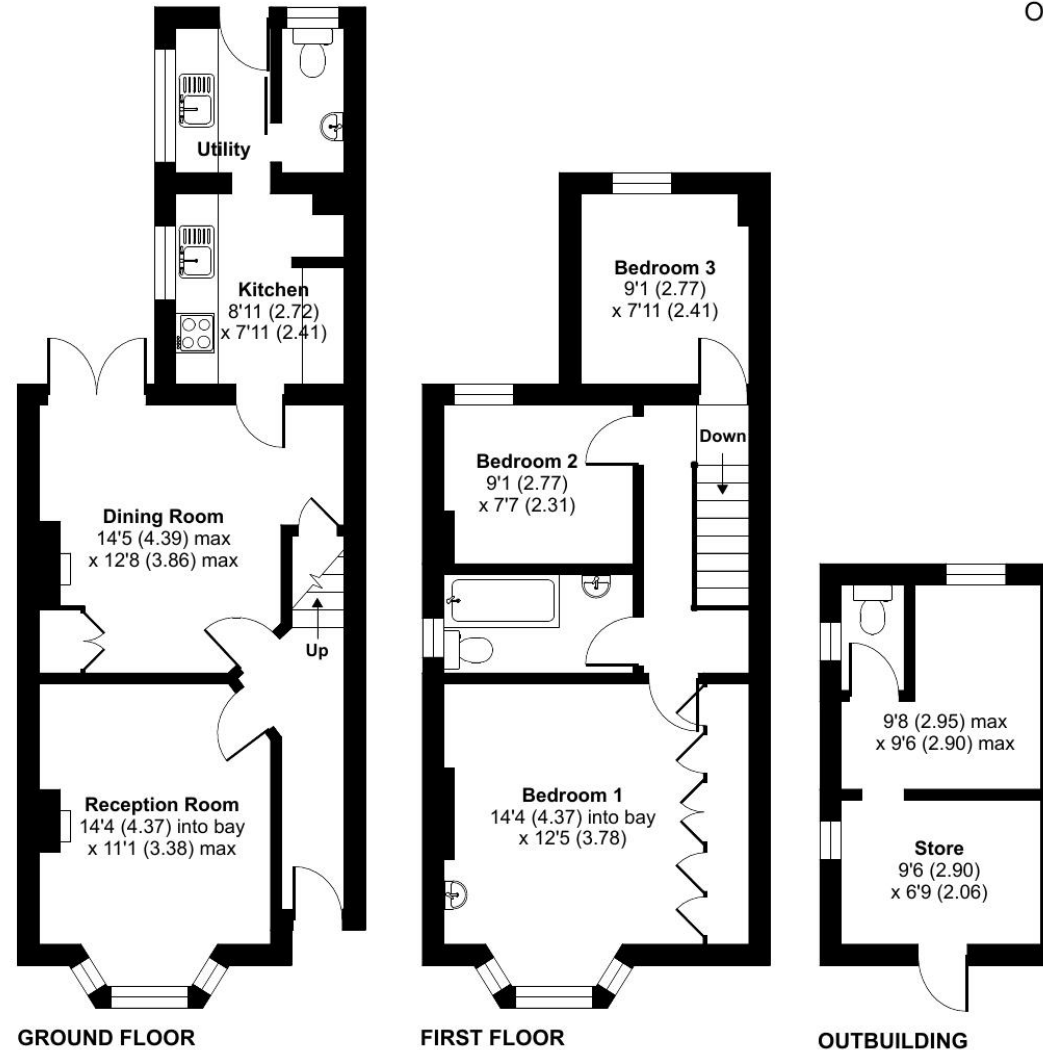




Loxwood, Billingshurst, RH14

Approximate Area = 977 sq ft / 90.8 sq m

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CHURCHILL
COUNTRY & EQUESTRIAN



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Churchill Estate Agents. REF: 892856

Contact details: **Churchill Country & Equestrian Event House, Wisborough Green, West Sussex, RH14 0DY, 01403 700222, property@churchillcountry.com**

Viewing strictly by appointment through the Joint Agents, contact details above.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.