Spacious family home with grandeur

Loxwood Hall West, Loxwood

Freehold
Description

Loxwood Hall West is a significant wing of an iconic country house with generously proportioned rooms with high ceilings affording natural light through the south facing windows.

All reception rooms are exceptionally light and all principal rooms face south overlooking the beautiful gardens and grounds with the lake beyond. The drawing room with ornate plaster work, sash windows and open fireplace is spectacular measuring over 28 feet in length.

The kitchen/breakfast room has a range of fitted wall and base units, AGA, central island, wooden floors and sky light creating a magnificent and welcoming space. The property benefits from a secondary kitchen, family room, living room/bedroom 7 and bathroom which works well as integrated secondary accommodation, ideal for family and guests.

To the first floor is an extremely impressive and grand master bedroom with en suite bathroom and dressing area. There are five further bedrooms (one en suite), a family bathroom and separate WC.

The established gardens are beautiful with large areas of lawn, mature trees including a spectacular willow, offering privacy being framed with mature hedging. On the southern edge is a fabulous two acre lake which Loxwood Hall West part owns and uses for recreation. The property boasts a swimming pool and pool house.

There is a double garage with separate stores and parking for several cars.

Situation

The popular village of Loxwood has a thriving community, with its village school, hall, medical centre, church, pubs and Post Office/general store. Loxwood supports a range of clubs, associations, community events and activities, including the annual Loxwood Beer Festival. In addition to convenience shopping in the village, a wider selection is available at Cranleigh. Here, there is a wide range of shopping, banks, restaurants, speciality shops and supermarkets, including Marks and Spencer and a Waitrose in Cranleigh.
A full range of shopping, leisure and cultural amenities is available at Horsham and Guildford where there are also main line train stations offering fast and frequent services into London, with journey times from about 35 minutes from Guildford.

The area benefits from a wide choice of schools, including Loxwood Primary, Penthorpe, Farlington, St Christ’s Hospital, Cranleigh School, St Catherine’s at Bramley, and the Royal Grammar School in Guildford.

Recreational opportunities include golf at a number of clubs in the area, such as Slinfold Golf and Country Club. There are also sport and leisure centres at Billingshurst, Cranleigh, Horsham and Guildford, and country sports at a number of local venues. Polo is available at Ewhurst and Cowdray Park, racing at Epsom and Goodwood and there is sailing at Chichester Harbour.

The surrounding countryside offers miles of riding, cycling and walking directly from the property.

**Important Notice**
Photographs taken in 2015.

**Services**
All mains services available.

**Tenure**
Freehold

**Energy Performance**
A copy of the full Energy Performance Certificate is available upon request.

**Viewing**
Strictly by appointment with Savills.
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Approximate Floor Area  566.2 sq m / 6094 sq ft
Outbuildings  57.5 sq m / 619 sq ft
Total  623.7 sq m / 6713 sq ft

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