



32 Nursery Green

Loxwood, Billingshurst, West Sussex, RH14 0EQ



[www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)



**Alex Harvey**  
A passion for property



## 32 Nursery Green

An impressive five-bedroom family home, built by Antler Homes, situated on a mature plot with an integral garage. Located a short distance from local amenities and a short drive from Billingshurst village with shops and a mainline railway station.

- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- SEPARATE UTILITY ROOM
- REMAINDER OF BUILDER WARRANTY
- POPULAR VILLAGE LOCATION





This fabulously modern home offers plentiful, versatile accommodation with an integral garage and west-facing garden.

The welcoming entrance hall provides access to the study, stairwell to the first floor, kitchen/dining/family room, downstairs cloakroom and sitting room. The sizeable study, to the front of the property, is the ideal space for those now working from home or equally could be used as a family room. The kitchen/family room is a particular feature of this property with plenty of natural light from the windows and skylights. The kitchen has been fitted with modern, shaker-style units with complementing stone-effect worktops. Appliances include two split-level ovens, steamer, microwave, two warming drawers, five-ring gas hob with extractor over, and an integrated fridge/freezer and dishwasher. The utility room offers a sink, washing machine, tumble dryer and a door leading outside, making this an ideal boot room. The cosy sitting room offers a feature fireplace and bay window with views to the front.

The stairwell leads to the first-floor landing with access to all five double bedrooms and the family bathroom. Four of the bedrooms have built-in wardrobes with bedrooms one & two having en-suite shower rooms.

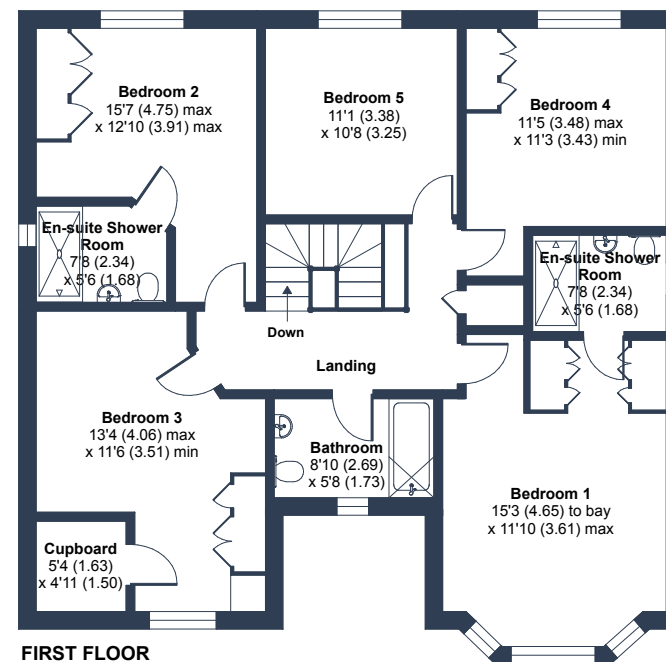
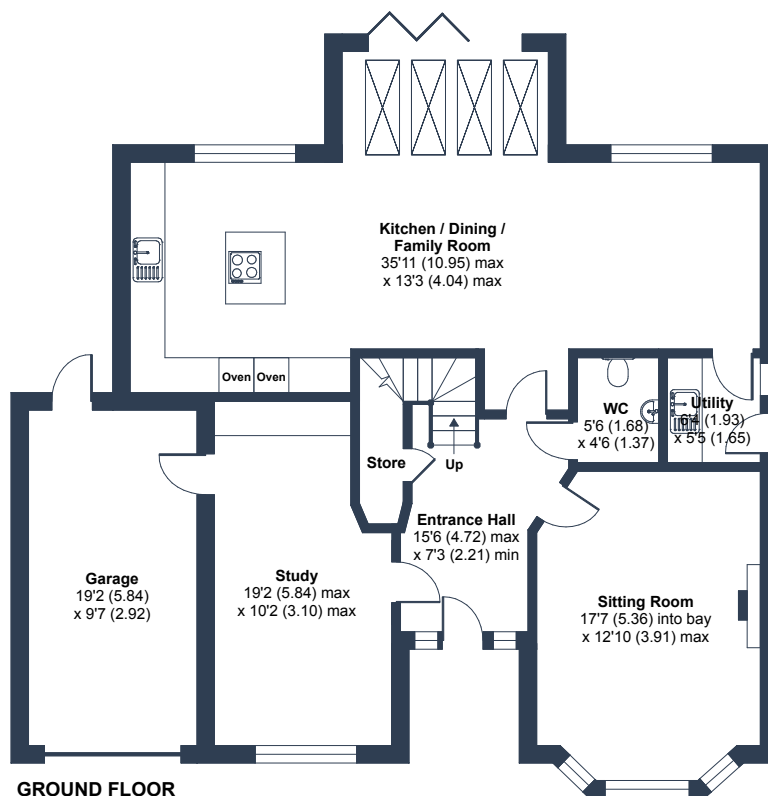


## OUTSIDE

The property is approached via a block-paved driveway, with parking, leading to the integral garage with power & lighting. The front garden is mainly laid to lawn with low-level shrubbery. A side gate leads to the west-facing rear garden, a lovely secluded space, mainly laid to lawn with a storage shed and generous patio area; ideal for al-fresco dining & entertaining.

Loxwood is a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, well-reviewed public house, and a variety of sports clubs including cricket and football. Located less than six miles from Billingshurst with a mainline station offering services to London/Victoria and the south coast.





Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.  
Produced for Alex Harvey Estate Agents. REF: 1074563

Approximate Area = 2325 sq ft / 215.9 sq m  
Garage = 185 sq ft / 17.1 sq m  
Total = 2510 sq ft / 233.1 sq m

For identification only - Not to scale

**Agents Notes:** Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

## Services

Electricity, LPG (via shared tank), water and mains drainage are currently connected to the property. Council Tax Band G. EPC - B. There is an annual maintenance charge for this property.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**



Alex Harvey Estate Agents are an authorised agent



Each office is independently owned and operated