



Applecroft

Plaistow Road, Loxwood, Billingshurst, West Sussex, RH14 0TU

www.alexharveyestateagents.co.uk



Alex Harvey
A passion for property

Applecroft

A beautifully presented, detached three-bedroom home, situated on a mature plot with a horseshoe driveway with ample parking and a double garage. Located in a semi-rural location, close to local amenities and just a short drive from Billingshurst mainline railway station.

- THREE BEDROOMS
- SPACIOUS KITCHEN/DINING ROOM
- OAK-FRAMED GARDEN ROOM
- WRAP AROUND GARDENS WITH GARDEN SHED
- DOUBLE GARAGE & HORSESHOE DRIVEWAY
- POPULAR VILLAGE LOCATION



This fabulously located detached home, set in wrap around gardens, offers plentiful and versatile accommodation arranged over two floors, with plenty of private parking.

The welcoming porch leads to the bright hallway, providing access to the stairwell to the first floor, sitting room and kitchen/dining room. The triple aspect sitting room has plenty of natural light, with a feature open fireplace with stone hearth and stone mantle.

The dual aspect kitchen/dining room is a particular feature of this property, with stylish yet practical wood-effect flooring and bay window. The kitchen is fitted with a variety of wall and base units with stone-effect worktops and finished with under-unit lighting. Appliances include two side-by-side ovens, ceramic hob with extractor over, and dishwasher. The utility provides space with plumbing for a washing machine, a door leading into the garden and access to the downstairs w.c.. Double doors from the kitchen lead into the stunning, oak-framed garden room, with tiled flooring and views across the garden.

The winding stairwell leads to the first floor which has two double bedrooms, both with storage, a single bedroom currently being used as a study, and a bathroom including a walk-in shower cubicle.

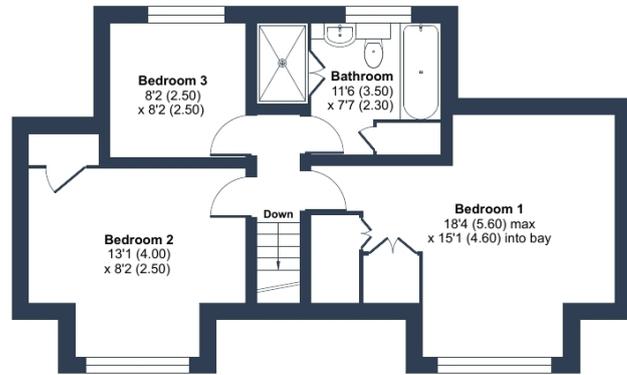


OUTSIDE

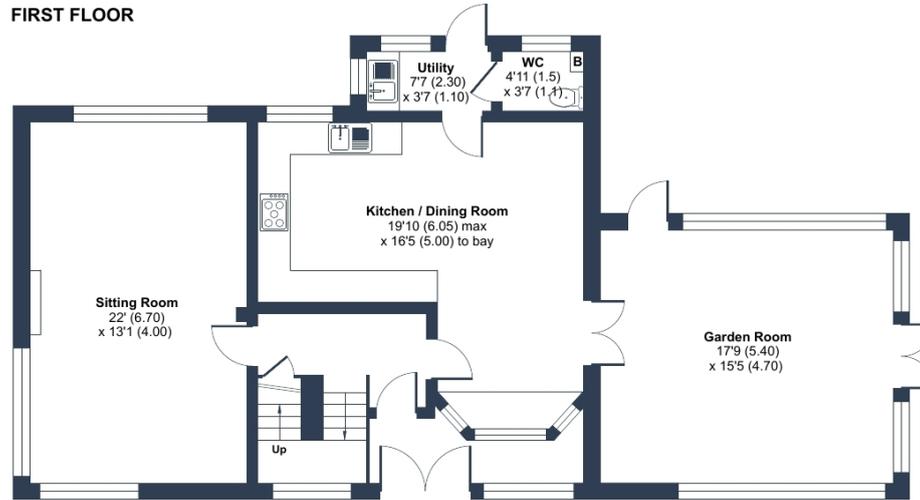
The property is approached via a gravelled horseshoe driveway, with ample parking, leading to the double garage with electric door, power & lighting. A side gate leads to the wrap-around gardens, mainly laid to lawn with mature hedging, trees, flower beds, shed and greenhouse. A raised patio along the length of the house offers the perfect space for alfresco dining.

Loxwood is a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, award winning butcher, 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 to the south coast.

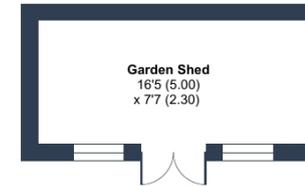




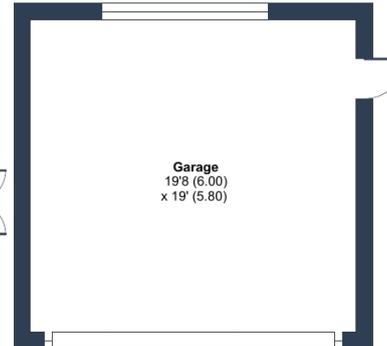
FIRST FLOOR



GROUND FLOOR



OUTBUILDING 1



GARAGE

Approximate Area = 1646 sq ft / 152.9 sq m

Garage = 375 sq ft / 34.8 sq m

Outbuildings = 124 sq ft / 11.5 sq m

Total = 2145 sq ft / 199.2 sq m

For identification only - Not to scale

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2025. Produced for Alex Harvey Estate Agents. REF: 1270500

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, Oil, water and mains drainage are currently connected to the property.
Council Tax Band F. EPC-D. Agents note: the photos shown were taken in March 2025.

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

