



Wagonswood

Alfold Bars, Loxwood, Billingshurst, West Sussex, RH14 0QS

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Alex Harvey
A passion for property

Wagonswood

A well appointed two-bedroom semi-detached cottage, situated on a mature plot with a west-facing rear garden and driveway parking. Semi-rurally located in the popular village of Loxwood, yet close to local amenities and just a short drive from Billingshurst with a mainline railway station.

- TWO DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DOWNSTAIRS CLOAKROOM
- WEST FACING REAR GARDEN
- PLANNING PERMISSION TO EXTEND*
- SEMI-RURAL LOCATION



This wonderfully located home, with planning permission to extend, is set on a mature plot with driveway parking and a generous, west-facing garden.

The welcoming hallway provides access to the sitting room dining room and stairwell to the first floor. The sitting room to the front of the property is a lovely bright space with a bay window and a feature fireplace with a wood burner, stone hearth and wooden mantel. The central dining room, with solid wood flooring also offers a fireplace with a wood burner, and brick surround. From here is an internal door into the kitchen and double doors leading to the lean-to. The kitchen has been fitted with a variety of units with stone-effect worktops and finished with chrome-effect handles. Appliances include two split-level ovens, ceramic hob with extractor over and an integrated dishwasher. At the far end of the kitchen is the downstairs cloakroom. The lean-to which is part-brick, part-timber built, could be used as a gym or for additional storage space.

The stairwell leads to the first-floor landing, with a cupboard, provides access to both double bedrooms and the shower room. Bedroom two enjoys far-reaching views across the surrounding countryside. The modern shower room has been fitted with a white suite comprising of a close-coupled toilet, handwash basin with storage under and a walk-in shower cubicle with an electric shower and modern, red tiling.

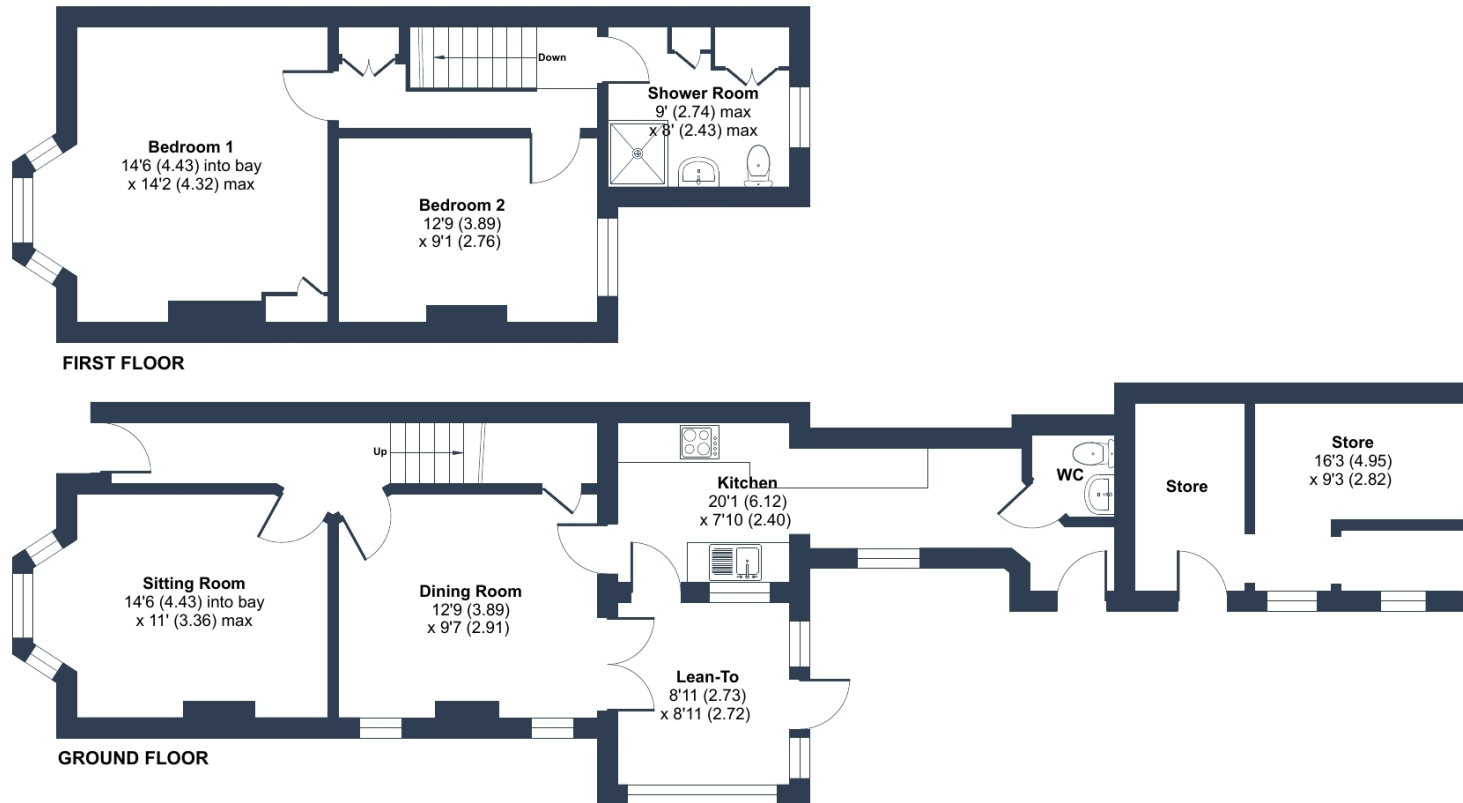


OUTSIDE

This home is fabulously located in a semi-rural location with countryside walks on the doorstep. It is approached via a generous driveway, with parking for several vehicles, with a front garden mainly laid to lawn with mature hedging. A side gate leads to the west-facing rear garden which is mainly laid to lawn with flower borders, mature hedges and an area of patio to the rear which is the ideal spot for alfresco dining and summertime entertaining. Attached to the property is the useful 16'3 x 9'3 store room.

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 the south coast.





Approximate Area = 1092 sq ft / 101.4 sq m (includes lean-to)
 Outbuilding = 150 sq ft / 13.9 sq m
 Total = 1242 sq ft / 115.3 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). © nlichecom 2026. Produced for Alex Harvey Estate Agents. REF: 1465360

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, water and mains drainage are currently connected to the property. Council Tax Band E. EPC-E.

* Planning permission to extend granted by Chichester District Council Ref: LX/24/00906/DOM

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

