



Waterford House

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

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Waterford House

An impressive five-bedroom detached bungalow, situated on a mature plot of around a third of an acre, with wrap around gardens, gated driveway and an attached garage. Located in the semi-rural village of Loxwood, close to local amenities and just a short drive from Billingshurst with a mainline railway station.

- FIVE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN SITTING/DINING ROOM
- WRAP AROUND GARDENS
- DETACHED DOUBLE GARAGE
- SEMI-RURAL VILLAGE LOCATION



This beautifully presented detached bungalow offers surprisingly spacious and versatile accommodation, set on a generous plot with garages, summerhouse and an outdoor, unheated swimming pool.

The welcoming hallway provides access to the ground floor accommodation that includes sitting/dining room, kitchen with attached utility, three double bedrooms, a single bedroom, study, family bathroom, second utility, and downstairs cloak/shower room. The dual aspect, open plan sitting/dining room is a real highlight of this home with plenty of natural light from the folding doors leading into the garden.

The kitchen has been fitted with a variety of modern, glossy units with complementing stone worktops and finished with plinth lighting. The attached utility room offers space with plumbing for a washing machine and with an external door, is ideal as a boot room. Two double bedrooms are accessed via the kitchen, both with built-in storage and joint access to the shower room. To the front of this home is a third double bedroom, a two single bedroom and a study.

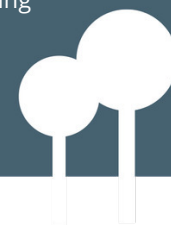
The modern family bathroom has been fitted with a white suite comprising shower bath with shower screen, low-level toilet, pedestal handwash basin and finished with contemporary black and white tiling. The central stairwell leads to the first floor where there is a fourth double bedroom and a spacious shower room.

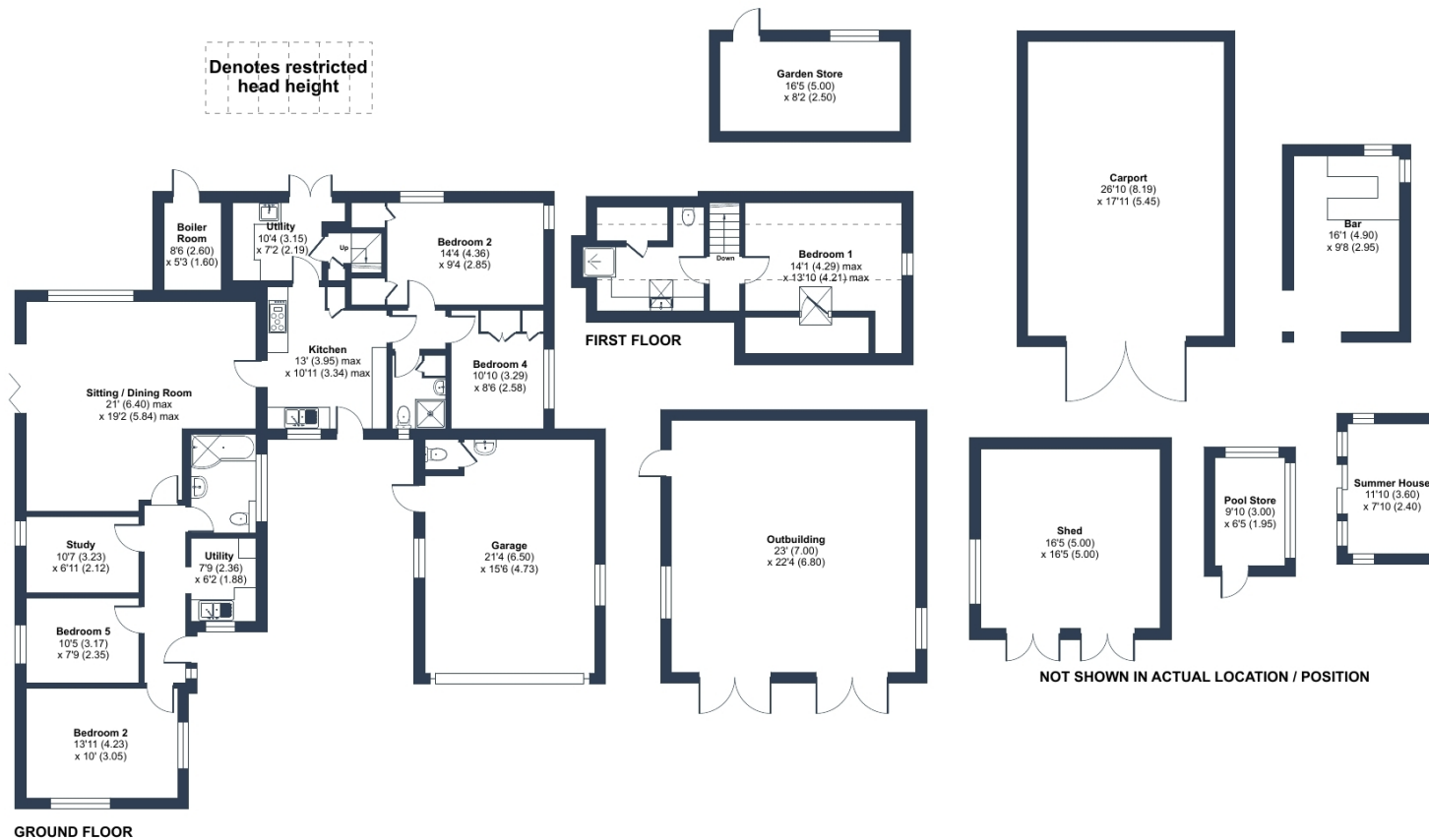


OUTSIDE

The property is approached via a private, gated driveway leading to an area providing parking for a multitude of vehicles, and to the attached garage with power & lighting. There is a variety of multi-use outbuildings and car port. The wrap around gardens are beautifully set up for entertaining, with an outdoor swimming pool (not heated) with pool house, and external bar, a summer house, and ample shed storage.

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 = 1564 sq ft / 145.3 sq m (excludes carport and boiler room)

Limited Use Area(s) = 169 sq ft / 15.7 sq m

Garage = 331 sq ft / 30.7 sq m

Outbuildings = 1270 sq ft / 117.9 sq m

Total = 3334 sq ft / 309.7 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: 1496149

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.

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