



Lakers Cottage, Wisborough Green, West Sussex

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# A charming detached property with **endless possibilities.**

## Summary of accommodation

Kitchen/breakfast room | Utility room | Cloakroom | Drawing room | Snug

Principal bedroom with en suite shower room | Three further bedrooms  
Family bathroom

Enclosed rear lawned garden | Terrace area | Double garage  
Off-road parking for several vehicles

## Distances

Wisborough Green 1.5 miles, Kirdford 2.5 miles, Billingshurst 4 miles  
(national rail London Victoria and London Bridge 1 hour 13 mins)

Horsham 11.5 miles, Guildford 14 miles, Gatwick 32 miles  
(All distances and times are approximate)



## The property

This pretty residence offers an open and spacious kitchen/breakfast room, perfect for culinary enthusiasts and family gatherings. The sitting room/snug features a charming bay window that floods the space with natural light, creating an inviting atmosphere for entertaining while the triple aspect living room offers ample space for relaxation and leisure.







The first floor hosts a main bedroom with an en suite for your comfort and privacy, along with three more well-appointed bedrooms and a family bathroom to meet all your family's needs.

## Exterior and potential

The property sits on a generously sized plot, featuring level, enclosed gardens that provide a safe and beautiful space for outdoor activities, gardening, and relaxation. Enjoy the tranquillity of open farmland as your backdrop, offering scenic views and a sense of space and freedom.

For those with expansion in mind, this property provides an abundance of potential for extensions, allowing you to customize and create your dream home.

## Garage and parking

A double barn style garage provides secure storage for your vehicles and additional storage needs. Ample off-road parking is available for several vehicles, ensuring convenience for you and your guests.



## Location

The property is located in a rural position just beyond the southern boundary of the popular West Sussex village of Loxwood. With open agricultural land both to the front and rear, the property enjoys beautiful views of the Sussex countryside while having the benefit of being walking distance from the centre of the village. There are a range of facilities in the village including a nearby sports field, local store/Post Office, doctors' surgery and the well reputed John Murray butchers. The Onslow Arms pub is located on the banks of the Wey and Arun canal about 700m back from the house towards the village offering scenic walks along the extent of the towpath and the wider surrounding area is known for its extensive and beautiful countryside linking a multitude of public footpaths. In addition to Loxwood Primary School, there is a wide selection of schools in the vicinity from nurseries to private secondary schools; including The Weald Secondary School, Pennthorpe Preparatory School, Farlington Independent School and Cranleigh Preparatory and Senior Schools.

## Services

We are advised by our clients that the property has mains water, oil fired central heating, electricity, and private drainage.

## Viewings

Strictly by appointment with agent.

## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All other items, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

## Property information

**Tenure:** Freehold

**Local Authority:** Chichester District Council

**Council Tax:** Band G

**EPC Rating:** F



### Approximate Gross Internal Floor Area

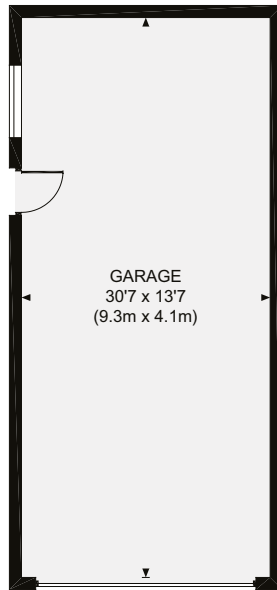
1822 sq ft / 169.3 sq m

Outbuildings: 411 sq ft / 38.2 sq m

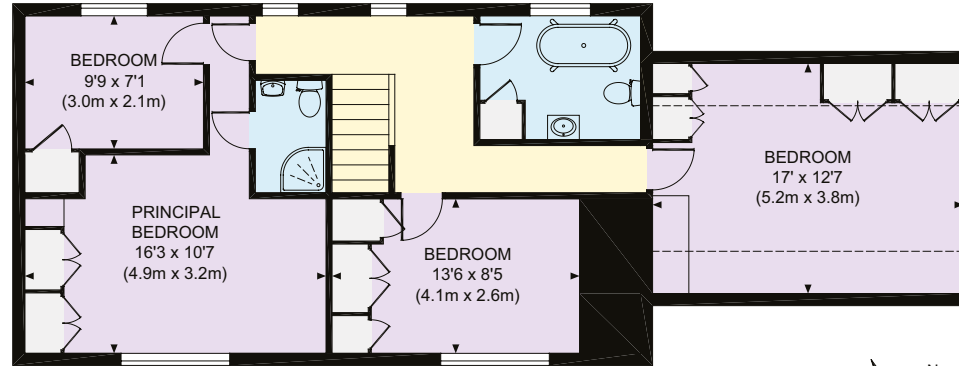
Total: 2233 sq ft / 207.5 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

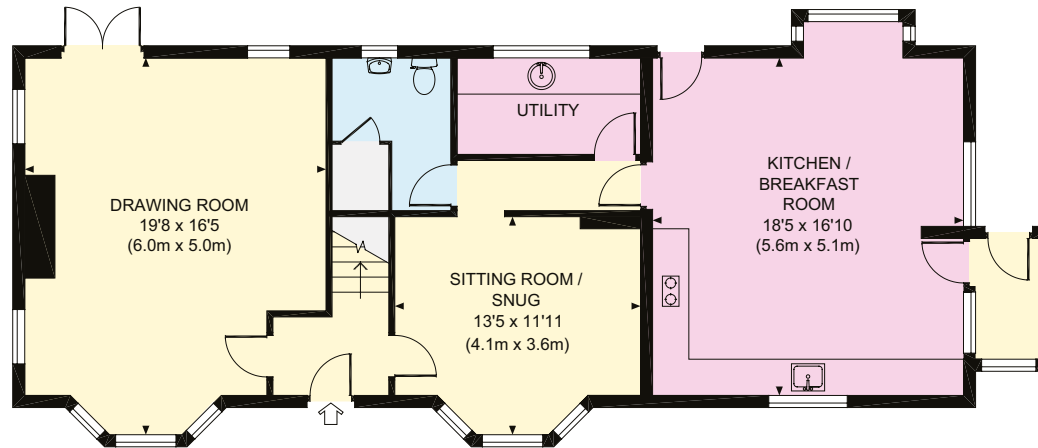
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Ground Floor

Knight Frank Haslemere

1 West Street

Haslemere

GU27 2AB

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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated October 2023.

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