

**Penfolds,
Property People.**

Guildford Road, Loxwood.
£700,000 Freehold



Penfolds, Specification.

Situated in the very heart of the village, this charming property offers huge potential to create something truly special. Previously the village post office, it boasts a wealth of character and offers a blank canvas for those looking to enhance the space to suit their needs. Inside, the generous rooms are light and airy, offering a perfect foundation for creating a comfortable, contemporary home. The good-sized bedrooms provide ample space for family living. The property features established gardens, providing a peaceful and private outdoor space to enjoy. With the village's renowned butcher and deli and the primary school just a short walk away, convenience is key. Ample parking adds to the practicality of this ideal location, offering easy access to all local amenities.

- Former village Post Office with scope to enhance the layout
- Over 2500 sq ft of accommodation
- Full residential permission
- Central village location
- Five bedrooms
- EPC: E Chichester District Council Band: C
- Mains drainage, water and electricity
- Oil fired central heating
- Driveway parking





'The Old Post House has always been a special place, full of history and charm, right in the heart of Loxwood overlooking the pond. Once the beating heart of the village as the old post office, it has now become a wonderful home—and with planning permission in place, its potential is greater than ever.

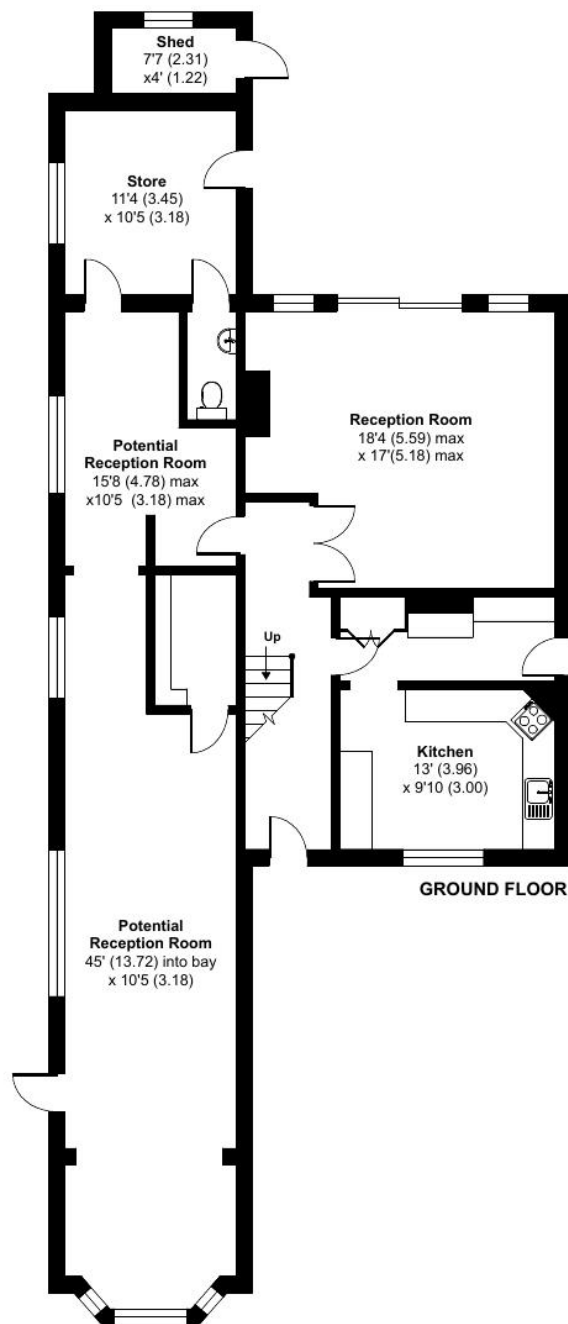
The beauty of this house can be taken to an even higher level, making it not only a piece of local history but also a truly fantastic family home. Whether it's embracing its character as it stands or enhancing it further, this is a place where memories can be made for years to come.'

The Owner

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Approximate Area = 2658 sq ft / 246.9 sq m
 Limited Use Area(s) = 52 sq ft / 4.8 sq m
 Outbuilding = 30 sq ft / 2.7 sq m
 Total = 2740 sq ft / 254.5 sq m
 For identification only - Not to scale



Denotes restricted head height

