

SHEAVES







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PIGBUSH LANE, LOXWOOD, WEST SUSSEX, RH14 0QY

An exceptional six-bedroom country residence of 5313 sq. ft. with a heated swimming pool, outbuildings, annex and equestrian potential, set within idyllic grounds and between the villages of Alfold and Loxwood.

- Individually designed country house built to a high specification
 - Semi-rural location on the edge of Alfold Village
 - Impressive double-height glazed entrance hall
 - Open-plan kitchen/family room with high-end appliances
 - Three reception rooms ideal for family living and entertaining
 - Six bedrooms, including three en-suites plus family bathroom
 - Annex/ Studio building with kitchen and shower room
- Heated swimming pool (currently not operational) with detached pool house
 - 3.3 acres of matures gardens plus 8-acres of paddocks
 - In all 11.3 acres

Guildford 12 miles (London Waterloo approx. 35 min) Cranleigh 5.3 miles,
Bramley Village 8 miles, Horsham 12.5 miles, Central London 33 miles



THE PROPERTY

This exceptional country house was designed and constructed by the current owners in 2008, finished to an exacting standard and thoughtfully conceived to maximise both light and its beautiful rural setting. Positioned just outside the highly regarded village of Loxwood, close to the South Downs National Park and conveniently located between Guildford and Horsham, the property offers an enviable balance of countryside living and accessibility.

A striking double-height glazed entrance hall creates an immediate sense of arrival, flooding the interior with natural light and framing views through to the gardens beyond. The ground floor has been designed with families living and entertaining in mind, with underfloor heating throughout and a seamless flow between the principal reception spaces.

At the heart of the home lies an impressive open-plan kitchen/breakfast/family room, beautifully appointed with bespoke cabinetry, granite worktops and a comprehensive range of Miele appliances. Full-height glazing and bi-fold doors on either side draw the outside in, opening onto the terrace and swimming pool area, creating a superb space for year-round living and entertaining.

The reception hall itself is partly vaulted and particularly impressive, featuring limestone flooring and an open fireplace, setting a warm and elegant tone. To one side, the drawing and sitting rooms provide more formal yet equally inviting spaces, whilst the kitchen/family area forms the true hub of the home.





A centrally positioned solid wood staircase rises to the first floor, where a galleried landing enjoys elevated views across the grounds. All six bedrooms are generously proportioned and feature vaulted ceilings, enhancing the sense of space and character, with three benefiting from en-suite facilities. The principal suite is especially noteworthy, showcasing beautifully exposed beams and refined detailing, creating a luxurious and restful retreat.

The property is approached via a quiet country lane, with an electric five-bar wooden gate flanked by brick pillars opening onto a sweeping gravel driveway, which leads to a generous parking area and a detached triple garage. Planning permission was previously granted (now lapsed) for the addition of a stable block comprising three loose boxes and a tack room, offering excellent potential for those with equestrian interests.

The formal gardens are beautifully established, predominantly laid to lawn and interspersed with well-stocked herbaceous borders and vibrant seasonal planting. To the rear, an expansive terrace provides an ideal setting for al fresco dining and entertaining, overlooking the gardens and beyond.

A particular highlight is the heated outdoor swimming pool, complemented by a detached pool house. A separate annex/studio offering flexible accommodation, including an open-plan reception/bedroom space with kitchen area and shower room—ideal for guests or ancillary use.

Beyond the formal gardens, post and rail fencing defines the boundary with an adjoining paddock of approximately 8 acres, further enhancing the property's appeal for those seeking a lifestyle opportunity in a picturesque rural setting.

In all 11.3 acres







THE LOCATION

Pigbush Lane occupies a delightful semi-rural position on the fringe of the charming village of Alfold, surrounded by beautiful Surrey countryside. Alfold itself offers a quintessential village setting, with a popular village green, historic church, 100 yards from the well-regarded Sir Roger Tichbourne, and a strong sense of community, making it particularly appealing for families and those seeking a more relaxed pace of life.

Just over a mile away, the neighboring village of Loxwood provides a further range of amenities for everyday needs, including local shops, a post office and two highly regarded public houses. The area is renowned for its scenic landscape, with an abundance of public footpaths and bridleways ideal for walking, cycling, and riding.

For more extensive shopping and leisure facilities, the thriving village of Cranleigh offers a comprehensive selection of independent high street shops, supermarkets, and an M&S Simply Food. Guildford, the county town, is also within easy reach (approximately 12 miles) and provides an excellent choice of restaurants, theatres, and cultural attractions, together with a mainline station offering regular services to London Waterloo.



Horsham, approximately 14 miles to the south-east, offers a vibrant town center with an excellent mix of shops, cafés and restaurants, together with leisure facilities including The Capitol theatre and Horsham Park, and a mainline station with services to London Victoria and London Bridge.

Communications are well catered for, with convenient access to the A281 and A3, linking to the wider motorway network and providing straightforward routes to central London, Heathrow and Gatwick airports.

The area is particularly well regarded for its excellent selection of schools, including Cranleigh School, St Catherine's in Bramley and Charterhouse in Godalming, among others.

For leisure and sporting pursuits, there are numerous golf courses nearby, including Cranleigh Golf & Leisure Club and Wildwood Golf Club in Alfold, as well as polo at Hurtwood Park and horse racing at Goodwood.





INFORMATION

MATERIAL INFORMATION

Material Information: The sellers have made us aware of a planning enforcement matter relating to a section of separately owned land beyond the eastern boundary of Sheaves. The matter relates to alterations to land levels and the creation of hard-standing and has been subject to an enforcement appeal. We have been advised by Waverley Borough Council's Planning Enforcement Officer that the landowner is undertaking remedial works to restore the land. Further information is available from Waverley Borough Council under reference EN/2025/12.

FIXTURES & FITTINGS

Carpets, curtains, light fittings and garden statuary are excluded from the sale, but some items may be made available by separate negotiation.

SERVICES

Mains water, electricity, mains drainage, LPG fired central heating.

TENURE

Freehold

LOCAL AUTHORITY

Chichester Borough Council - T: 01243 785166

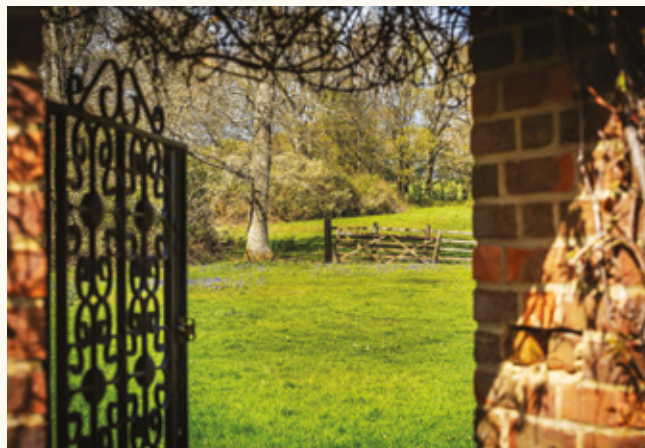
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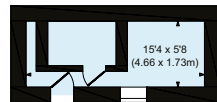
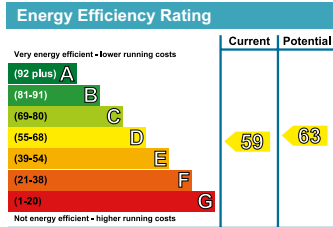




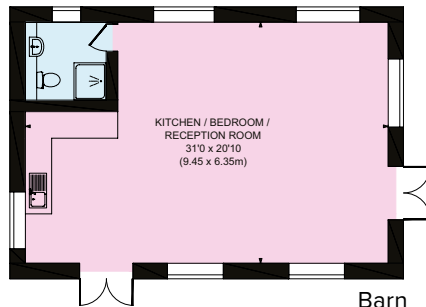




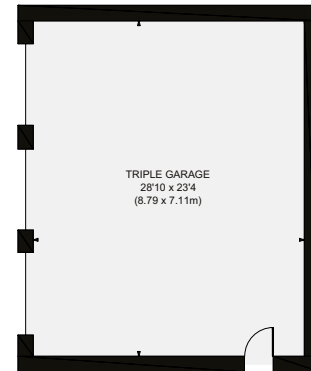
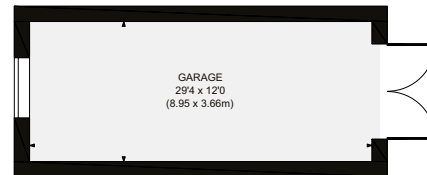
Approximate Gross Internal Area
 Main House: 3,663 sq ft / 340.39 sq m
 Garage: 1,021 sq ft / 94.89 sq m
 Barn: 642 sq ft / 59.60 sq m
 Pool House: 86 sq ft / 8.04 sq m
 Total: 5412 sq ft / 502.92 sq m



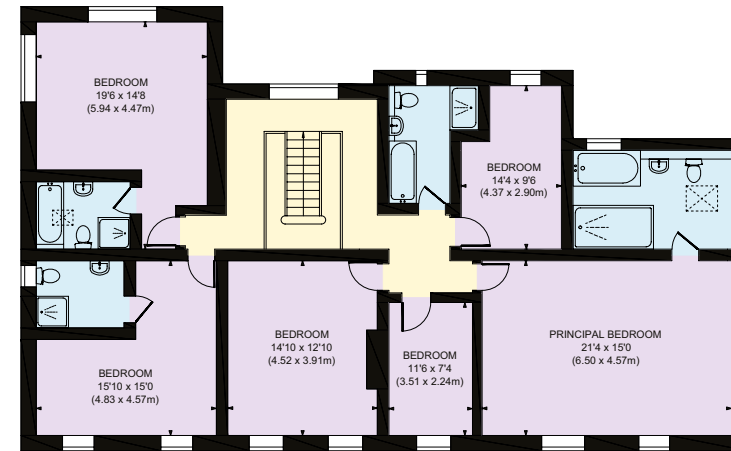
Pool House



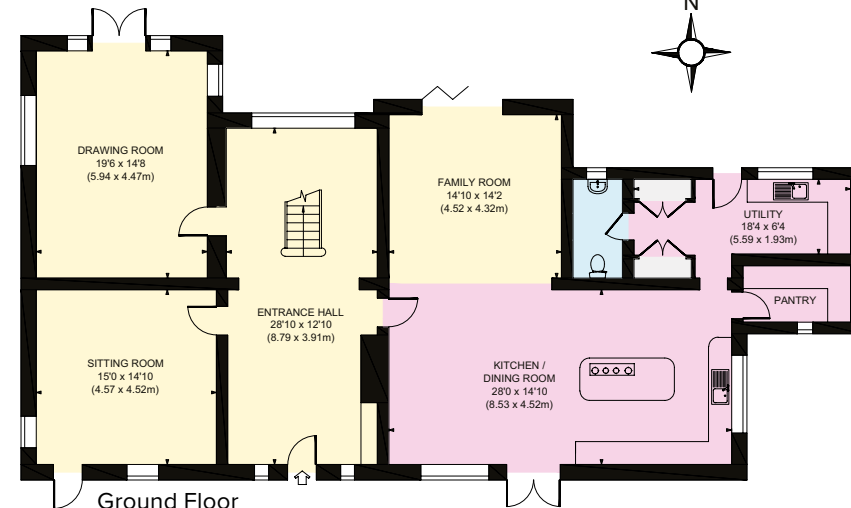
Barn



Garage



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

