



THE OLD VICARAGE

VICARAGE HILL, LOXWOOD, WEST SUSSEX



JACKSON-STOPS



**THE OLD VICARAGE, VICARAGE HILL,
LOXWOOD, WEST SUSSEX, RH14 0RQ**

TOTAL APPROX. GROSS INTERNAL AREA: 4,339 SQ FT / 403.1 SQ M

**AN ELEGANT FIVE-BEDROOM
VICTORIAN RESIDENCE SET IN 2.7
ACRES OF GARDENS AND PASTURE**



GROUND FLOOR

- Entrance hall
- Drawing room
- Sitting room
- Dining room
- Study
- Kitchen / breakfast room
- Utility with larder
- Cloakroom

FIRST FLOOR

- Main bedroom with bathroom en suite (to be fitted)
- Double bedroom 2 with bathroom en suite
- Double bedroom 3 with shower room en suite
- 2 further double bedrooms
- Family bathroom

OUTSIDE

- Gravel drive
- Former Coach House and stable
- Incorporating workshop and garage
- Log shed
- Potting shed
- Parking
- Gardens and pasture
- In all about 2.7 acres

THE PROPERTY

The Old Vicarage is a stunning Victorian detached residence, featuring red brick elevations complemented by large sash windows beneath a clay-tiled roof. Offering approximately 3,300 sq ft of refined living space across two floors, this home is nestled within extensive, mature grounds on the southern edge of the picturesque village of Loxwood.

The property boasts generously proportioned rooms filled with period charm, including high ceilings and original shutters, characteristic of a house built in 1874. These spaces provide excellent accommodation for both family life and entertaining.

Over the past 21 years, the current owners have carried out numerous enhancements and modifications to the layout. There is also potential to further enhance and increase the property's value, with planning consent (LX/21/01331/DOM, which expired in September 2024) for new entrance gates, a detached garage, a single-storey rear extension to expand the kitchen, and conversion of the garage / former stables into an





annexe. Prospective buyers are encouraged to consult the local planning authority or qualified planning consultant directly regarding these proposals.

The welcoming entrance hall features a central galleried staircase and provides access to the garden and cloakroom. The west-facing drawing room has a working fireplace and connects to the south- and east-facing sitting room, as well as a separate triple-aspect study, all overlooking the gardens. A formal west-facing dining room opens onto the bright kitchen/breakfast room. Completing the ground floor are a walk-in larder and a spacious utility room.

Upstairs, a gently rising staircase leads to a large landing with extensive views, providing access to five bedrooms and the family bathroom. The main bedroom, currently undergoing updates by the owners, features ample fitted wardrobes and an en suite bathroom, though the renovation is unfinished. All bedrooms enjoy open views of the surrounding countryside.

GARDENS & GROUNDS

Externally, the property is set back from the road, framed by high yew hedges and impressive specimen trees. A gravel drive sweeps past the house to a generous parking area and triple garage with workshop formerly a coach house and stable. The gardens are a standout feature, with a parkland-like setting, large lawns, and mature trees. Additional highlights include a walled orchard with productive fruit trees, an historic wood shed, and a charming brick potting shed. Beyond the garden lies a level parcel of pasture of approximately 1.5 acres, enclosed by post-and-rail fencing. In total, the estate extends to around 2.72 acres.



THE LOCATION

The Old Vicarage is situated on the southern edge of the village of Loxwood, near the Sussex / Surrey border. Loxwood boasts various shops including an award-winning butcher, a parish church, village hall, recreation ground and a medical centre. The property is within walking distance of the Onslow Arms pub and the Wey and Arun Canal with extensive local footpaths and bridleways.

The larger village of Cranleigh and the towns of Horsham, Billingshurst and Guildford provide more extensive shopping and leisure facilities. The historic market town of Petworth lies 9 miles to the south west and is well known for its National Trust owned Petworth House and Parkland as well as the well-attended annual Petworth music and literary festival.

Mainline stations at Guildford or Billingshurst provide fast access to London Waterloo and London Victoria while the A3 and A24 provide access to the motorway network and Gatwick airport (23 miles) and Heathrow airport (40 miles).

Sporting facilities in the area include golf and country clubs at Slinfold and Cranleigh, racing at Goodwood, polo at Cowdray Park and Hurtwood Estate, and sailing from Chichester along the South coast. Loxwood has a range of clubs and associations including a sports and football club which provide community events and activities throughout the year. There are a host of reputable schools nearby including Loxwood Primary, Pennthorpe, Farlington, Cranleigh School, the Weald, Christ's Hospital, Charterhouse, St Catherine's and Seaford College; and in Guildford, the RGS for boys and Guildford High School for girls.





DISTANCES

BY ROAD:

LONDON 50 MILES
BILLINGSHURST 5 MILES
PETWORTH 9 MILES
HORSHAM 13 MILES
GUILDFORD 14 MILES

BY RAIL:

GUILDFORD TO LONDON WATERLOO
FROM 35 MINUTES
BILLINGSHURST TO LONDON VICTORIA
FROM 74 MINUTES





PROPERTY INFORMATION

Post Code: RH14 0RQ

Services: We have been advised by our clients that the property has mains electricity, water and drainage. LPG gas central heating. None of the services have been tested.

Fixtures, Fittings & Garden Statuary: Only such items as are mentioned in these particulars are included in the sale. Others may be available under separate negotiation with the vendors.

Local Authority: Chichester District Council.

Council Tax: Band G

Photographs: Taken May 2026

Viewing: All viewings are strictly by appointment with Jackson-Stops, Midhurst 01730 812357. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

what3words: ///spires.noises,extension





Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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