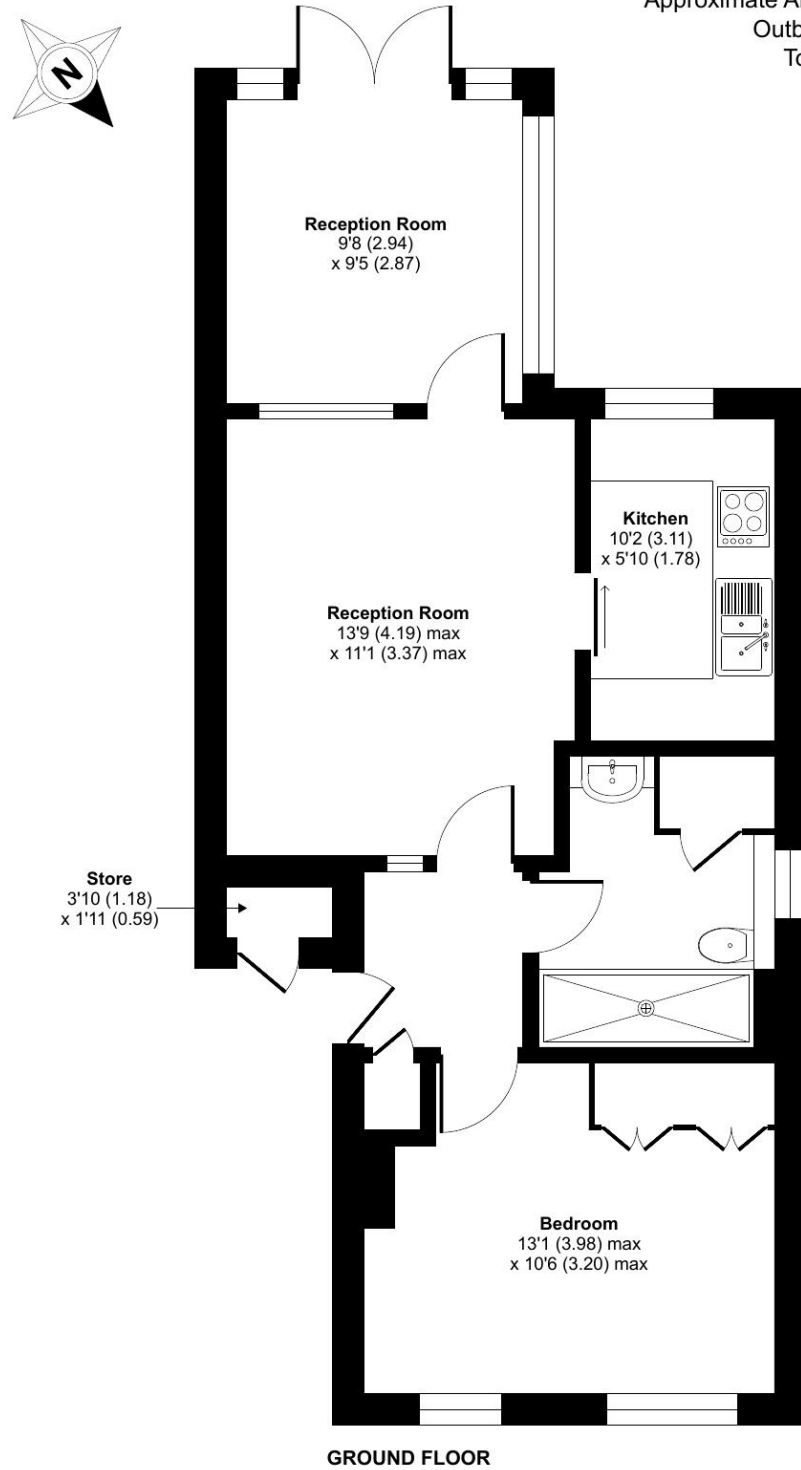


Loxford Court, Elmbridge Village, Cranleigh, GU6

Approximate Area = 558 sq ft / 51.8 sq m
 Outbuilding = 5 sq ft / 0.4 sq m
 Total = 563 sq ft / 52.2 sq m
 For identification only - Not to scale



Talk to the team today to find out more or to arrange a visit:

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Elmbridge Village

RETIREMENT VILLAGES

Elmbridge Village is a thriving community where you can join in everything, or simply relax.

20 LOXFORD COURT



Within a short walk to all the amenities, this is an appealing home with a south facing patio overlooking gardens for those seeking independence with the benefit of community nearby.



Bungalow



1 Bedrooms



1 Bathrooms



Conservatory

Key features:

- Modernised home
- South facing patio
- Garden views
- EPC Rating: A

£320,000

Leasehold*



Elmbridge Village is a thriving community where you can join in everything, or simply relax.

Elmbridge is just outside Cranleigh, eight miles southeast of Guilford. It has a vibrant high street made up of independent shops, cafes, restaurants and typical amenities such as supermarkets, leisure and health centres. From festivals and arts to the Cranleigh Bowls Club and the Cranleigh Cricket Academy, there is plenty going on year round.

Amenities and features:

- Nature walk and allotments
- On site restaurant, bar and lounge
- A village shop
- Wellness centre
- Hair salon
- A packed calendar of events

Step inside 20 Loxford Court and you are welcomed by an inviting hallway that leads through to the comfortable living room, a lovely space in which to relax and unwind. From here, the home flows beautifully into the sunny conservatory, creating a bright and peaceful spot from which to enjoy the garden outlook throughout the seasons. The modern white fitted kitchen is accessed via a sliding door and is thoughtfully appointed with a Candy integrated fridge freezer, AEG oven and hob, together with space for a washer/dryer. The double bedroom is a restful retreat, complete with fitted cupboards and attractive views over the gardens, while the bathroom is well designed with a level-access shower, wash hand basin and WC, offering both comfort and practicality for everyday living.

Elmbridge is a well-established village with 276 homes, including bungalows and apartments, set within in 27 acres of landscaped grounds. Located near the charming Cranleigh village, Elmbridge offers residents a range of amenities such as a restaurant, a lively bar, village hall, hair salon, croquet lawn, on-site store, library, and regular doctor's surgeries. Those with green fingers can enjoy our lively allotments, and there's a beautiful walking meadow and daily bus service for a well-rounded lifestyle.

