



2 The Olde Garden
The Lane, Ifold, RH14 0UH
Asking Price: £795,000 Freehold


ROGER N. COUPE
LAND AND NEW HOMES

*** 2,275 sq ft * Small close of just three new homes * Semi-rural location adjoining country walks ***
*** Excellent specification * Good size garden * CRL 10 year warranty * Ready for occupation ***
*** 24'6 Kitchen/Breakfast room with comprehensive range of appliances * EPC Rating: C ***

Description:

No. 2 The Olde Garden is one of three newly built family houses occupying part of the original garden of the Manor House of Ifold Estate. Ifold House was built in 1802 and subsequently demolished in 1936. However, features of the old garden remain including brick footpaths and the high garden wall which forms part of the development. The frame of an old greenhouse has also been retained complete with an old grape vine and incorporated into the landscaping of the development. The property provides spacious family accommodation extending to some 2,275ft.sq. with pleasing elevations and excellent specification which includes an impressive 24'6" kitchen/breakfast room with range of integrated appliances. Heating is via LPG boiler to thermostatically controlled radiators complimented by sealed unit double glazed windows. A wood burning stove set into a recessed fireplace with oak beam over provides a centre piece to the sitting room. Carpets are fitted throughout the house other than the bathrooms which have ceramic tiled floors and the kitchen and reception hall have engineered wood flooring.

Situation:

Ifold is a rural hamlet within the Parish of Plaistow surrounded by agricultural land close to the Surrey/Sussex border. Local amenities are within easy reach of the nearby villages of Loxwood and Plaistow including pre-school nursery, primary schools, post office, village stores, butcher and doctors surgery. The larger villages of Billingshurst and Cranleigh are within 6 miles and 8 miles respectively with a mainline rail service at Billingshurst to London Victoria. The area is well served by local pubs and benefits from diverse surroundings including open countryside and ancient woodlands with many miles of footpaths and bridleways.

Wide Entrance Porch:

Recessed lights, front door to:

Spacious Reception Hall:

Under-stairs cupboard.

Cloakroom:

Ceramic tiled floor.

Sitting Room: 17' 9" x 14' 3" (5.41m x 4.34m)

Wood burner set into brick surround with oak bressumer over.

Dining/Family Room: 14' 8" x 11' 9" (4.47m x 3.58m)

Study: 11' 9" x 9' 5" (3.58m x 2.87m)

Double Aspect Kitchen/Breakfast Room: 24' 6" x 14' 6" (7.46m x 4.42m)

Superbly fitted with excellent range of floor and wall mounted units with stone worktops, central island unit and range of fitted appliances including twin single ovens, microwave and steam oven, dishwasher, gas hob with extractor over, American style fridge/freezer, low level TV unit, double doors to garden.

Utility Room: 14' 3" x 6' 6" (4.34m x 1.98m)

Further range of units including sink, plumbing for washing machine, cupboard housing gas fired boiler.

Stairs from reception hall with oak balustrade and glazed panels to First Floor Landing:

Access to roof space.

Master Bedroom: 15' 3" x 14' 7" (4.64m x 4.44m)

Built-in wardrobe cupboards.

En-Suite Bathroom:

Ceramic tiled floor.

Guest Bedroom: 10' 6" x 9' 9" (3.20m x 2.97m)

En-Suite Bathroom:

Ceramic tiled floor, built-in wardrobe cupboard.

Bedroom Three: 13' 3" x 9' 3" (4.04m x 2.82m)

Bedroom Four: 11' 2" x 9' 11" (3.40m x 3.02m)

Double wardrobe cupboard.

Bedroom Five: 10' 6" x 8' 2" (3.20m x 2.49m)

Single wardrobe cupboard.

Family Bathroom:

Ceramic tiled floor.

Outside:

To the front parking for two cars with turfed lawns and newly planted shrubs. Timber garden shed. Paved footpath to side access and patio. Original garden brick footpath, secluded gravel area suitable for alfresco dining.

Services:

LPG, mains water and electricity.

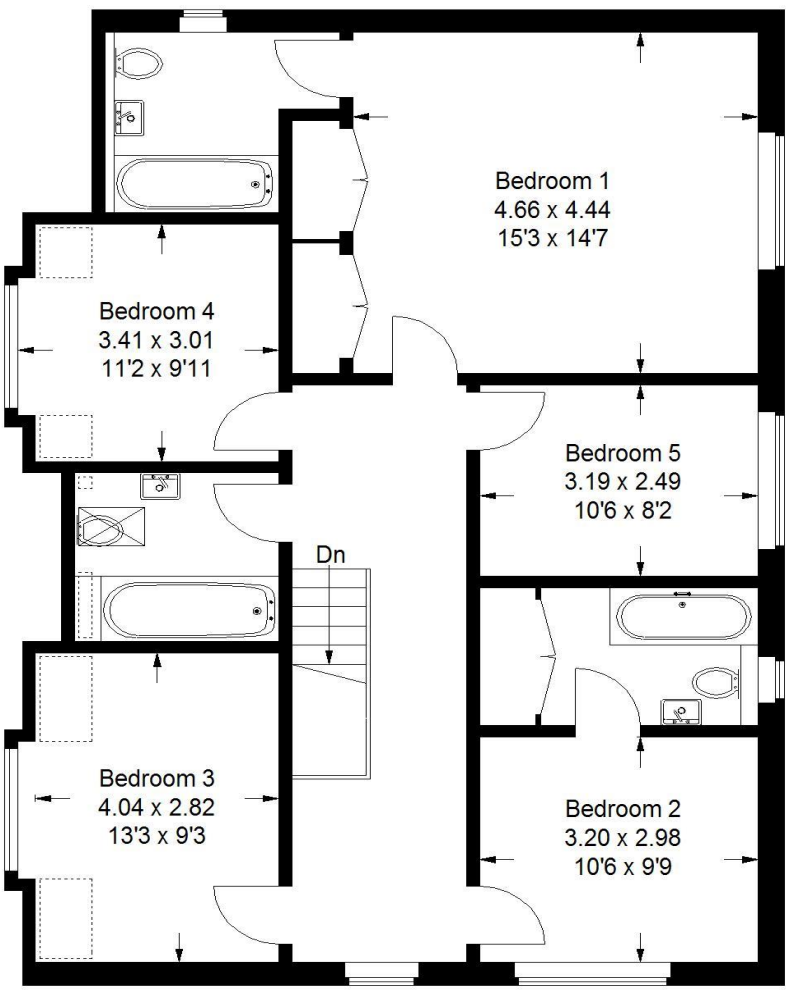


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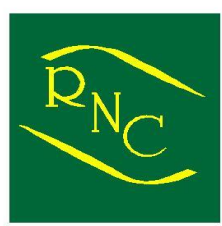
Approximate Gross Internal Area
Ground Floor = 112.9 sq m / 1215 sq ft
First Floor = 98.5 sq m / 1060 sq ft
Total = 211.4 sq m / 2275 sq ft



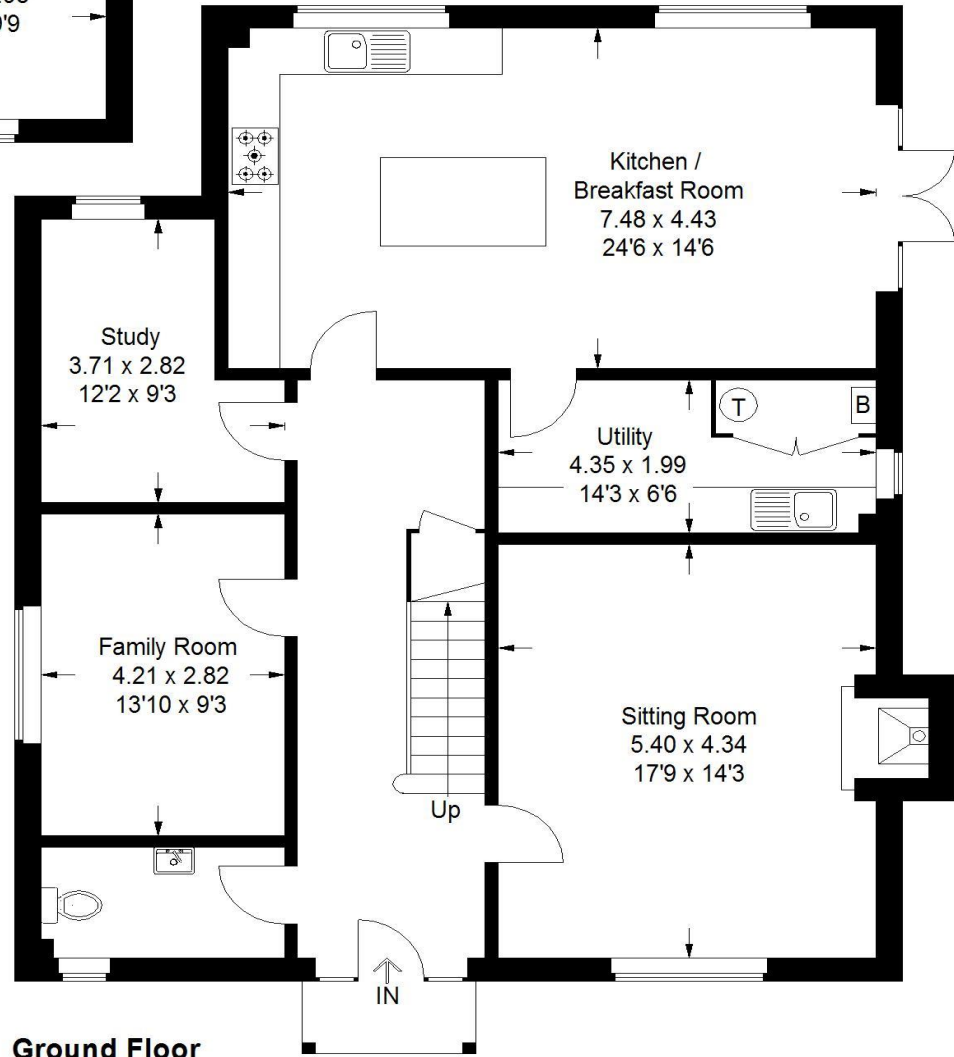
 = Reduced headroom
below 1.5 m / 5'0"



First Floor



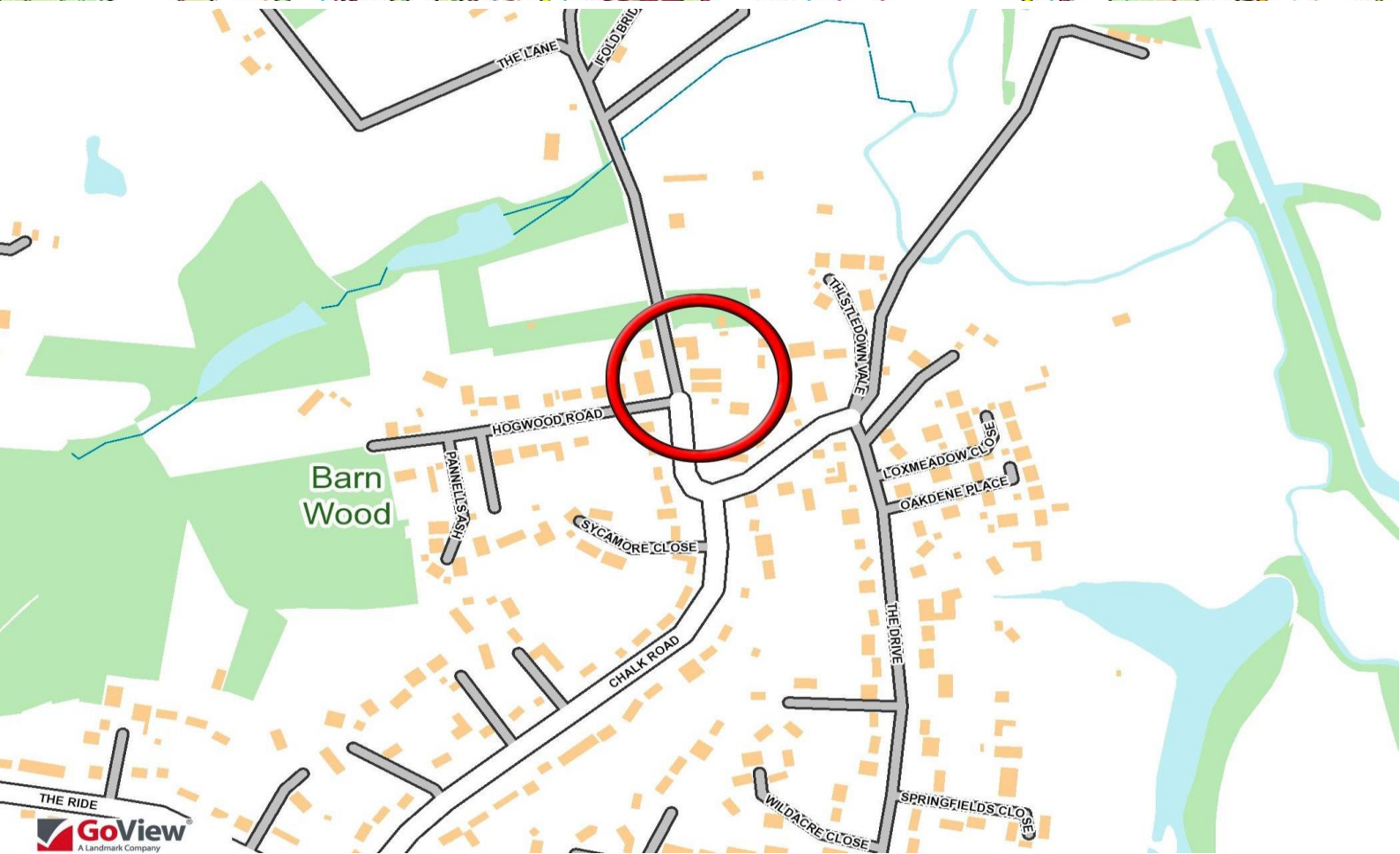
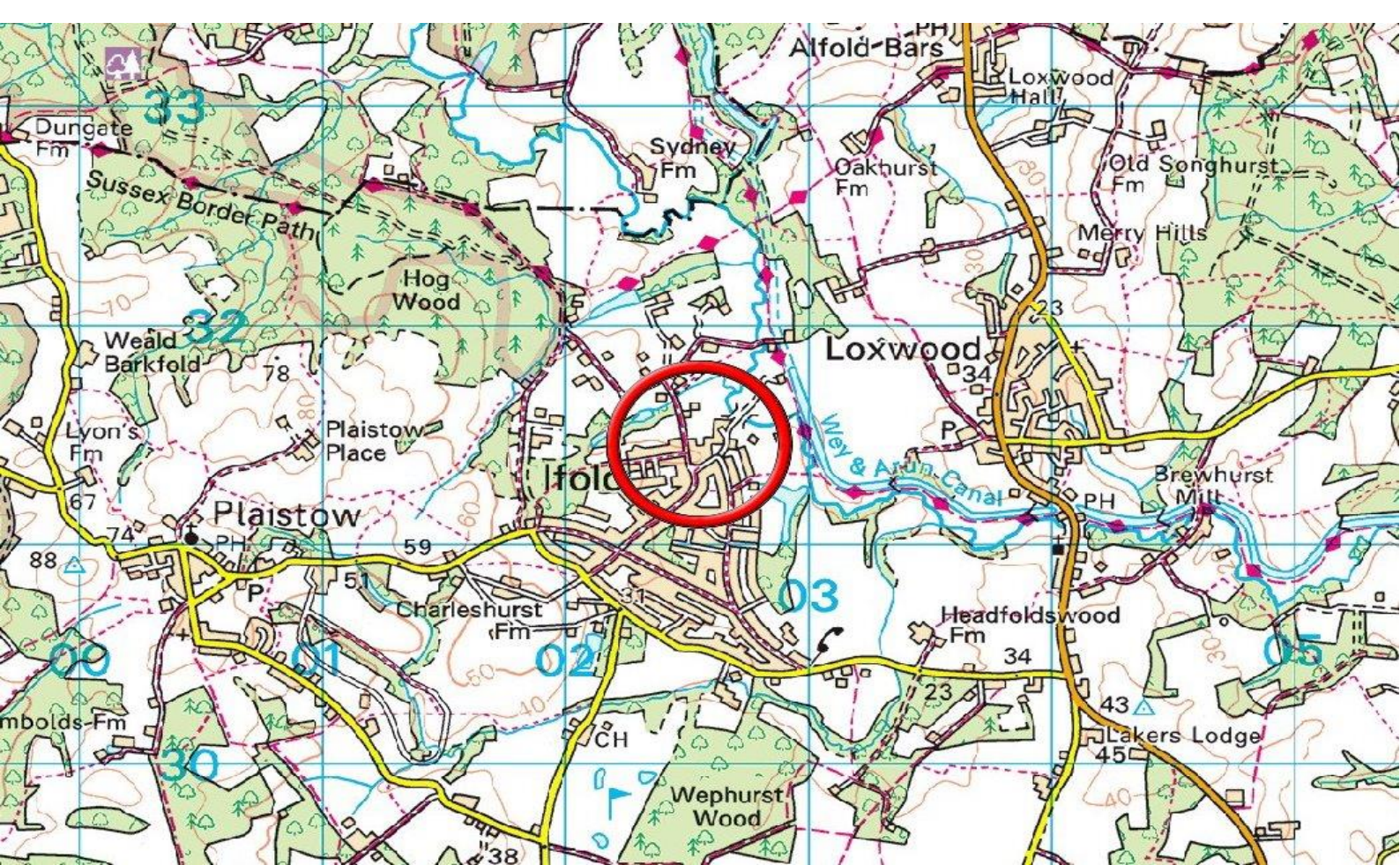
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.
Local Authority: Chichester District Council. **Tax Band:**



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