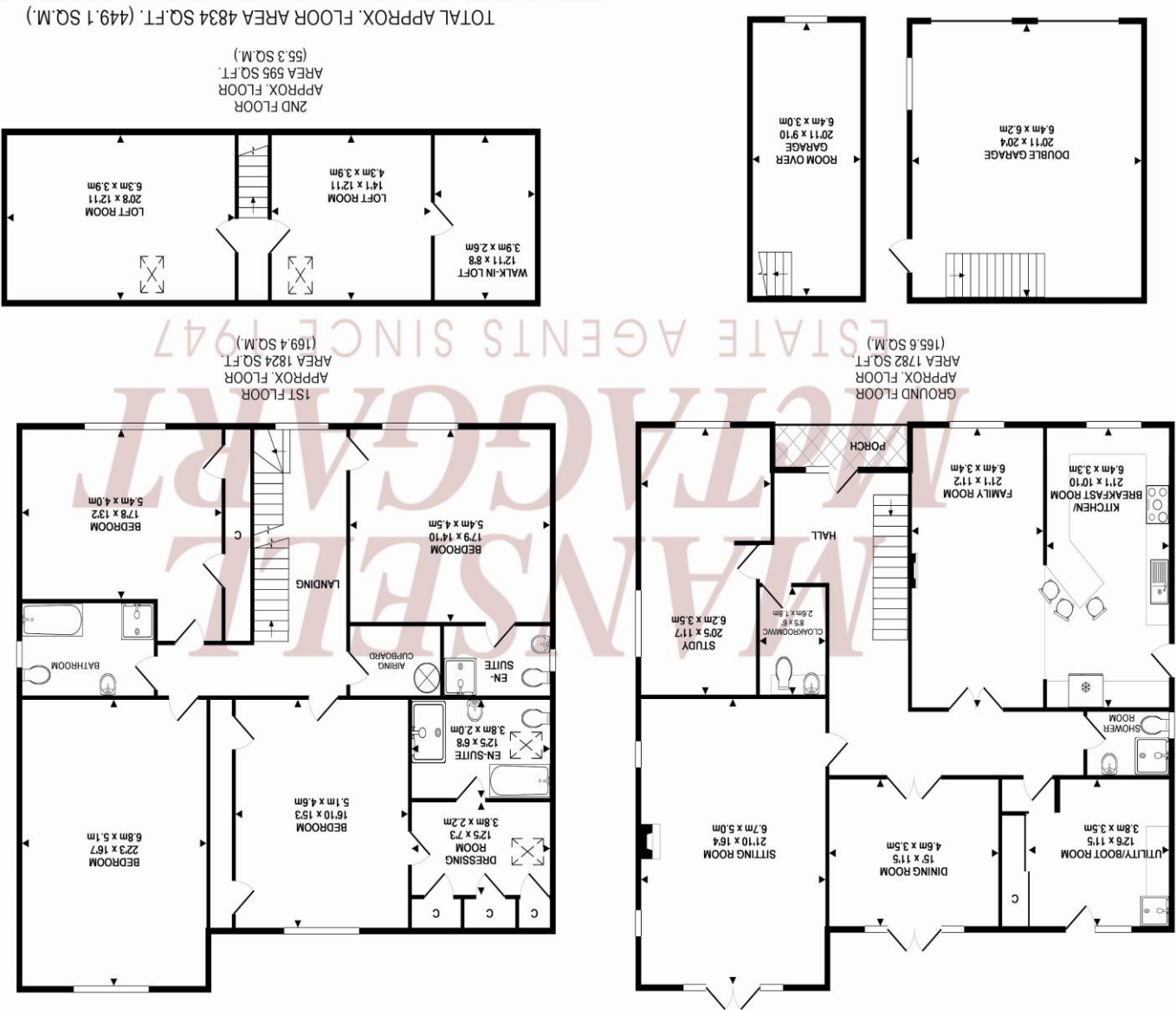


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Felside, Chalk Road, Ifold, RH14 0UD  
Guide Price £995,000 Freehold

## *in brief...*

- Substantial detached family home
- Superb gardens & grounds of approximately 1 acre
- Detached double garage with first floor store
- Large sitting room & separate dining room
- Fantastic re-fitted kitchen & family room
- Generous study/play room
- Utility, cloakroom & ground floor shower room
- Large bedrooms with 2 en-suite bathrooms
- EPC rating: TBC
- Council tax band: G



## *in more detail...*

Situated in the picturesque village of Ifold, this large detached family home offers substantial living accommodation on a generous plot of approximately one acre. The property is approached via a sweeping driveway being set back offering a great deal of privacy with mature screening and ample parking.

The property offers spacious and versatile accommodation set over three floors which includes an impressive reception hall with access to all principle rooms. The reception hall also benefits from a modern shower room and separate cloakroom. The magnificent open plan kitchen/family room/breakfast room with an extensive range of cupboards set under light oak effect and granite work surfaces. This lovely room boasts a quality range of integrated appliances and has a large island unit with a built-in breakfast bar. Sitting room with feature central fireplace. Dining room with French doors with views over the rear garden. Completing the ground floor, you will find a spacious home office/play room and useful utility/boot room with access to the rear of the property. Rising to the first floor provides a large principal bedroom with adjacent bathroom and dressing room, there is a further spacious guest bedroom with en-suite shower room while the two further double bedrooms are centered around a modern family bathroom. The second floor offers two large rooms that provides prospective purchasers the opportunity to create their ideal space. The second could easily be arranged to house two further double bedrooms with one room offering an en-suite bathroom if required.

Outside, the house is set in gardens of approximately one acre. An entrance with a five-bar gate leads through to a large area suitable for parking several vehicles. Detached brick built double garage with store room above. The property is well screened to the front with a range of trees and shrubs. There is side access to both sides of the property leading through to the rear garden. The rear garden is mainly laid to lawn and well screened to all sides. There is a well-stocked allotment and a large area of patio ideal for al-fresco dining.



## *the location...*

The hamlet of Ifold has a pleasing mix of houses and bungalows all surrounded by excellent footpaths and bridleways whilst in nearby Loxwood there is a farm shop/post office, butcher and hairdressers. The village of Plaistow is also located close-by and has its own village store/post office. Within easy driving distance, being some 5 miles to the east, is the small town of Billingshurst with its more comprehensive shopping facilities and mainline railway station with a fast and frequent service to London (Victoria/London Bridge 65 minutes), Gatwick Airport and the south coast. There are schools for all age groups within the locality, both state and independent. The nearby villages of Plaistow and Loxwood have their own primary schools, both of which include an infant department. The Weald Comprehensive School and Sixth Form Centre is located in Billingshurst along with Billingshurst Primary School, which again, includes an infant department. Independent schools within the area include Pennthorpe in Rudgwick, Farlington Girls School in Broadbridge Heath and Cranleigh Independent School. There are excellent road links via the A264, A272, A29 and A24 linking with the main motorway network and the major towns of Guildford, Horsham and Chichester are all within easy reach.

Please check google maps for exact distances and travel times (property postcode: RH14 0UD)