



4 Oak Way, Ifold, Billingshurst, RH14 0RU





Property Description

Guide Price: £950,000

- Detached family home
- Kitchen/breakfast room
- Sitting room
- Dining room
- Study/play room
- Four double bedrooms
- Two en-suites
- Loft/cinema room
- Double garage
- Freehold. Council tax band: G.
EPC: C

4 Oak Way is a spacious family home nestled within a cluster of just six houses, in the highly sought-after semi-rural enclave of Ifold. This inviting residence boasts a well-designed layout spanning two floors, offering ample space for comfortable family living.

As you step through the entrance, you are greeted by a grand reception hall featuring oak stripped flooring. The ground floor comprises three versatile reception rooms, each with its unique charm and purpose, complemented by a conservatory that bathes in natural light. Additionally on this level there is a kitchen/breakfast room, a utility room and a cloakroom.

Venturing to the first floor, you will discover a luxurious master bedroom suite, complete with an en-suite bathroom. A second bedroom, also en-suite, is thoughtfully designed for guests or family members and features a walk-in wardrobe. Two more spacious double bedrooms and a tastefully appointed family bathroom complete the sleeping quarters. Ascend a timber loft ladder from the landing to reach a substantial loft room, which could have a variety of uses, including a games room or home cinema.

Outside, the property boasts an abundance of off-road parking, leading to a detached double garage, providing ample space for vehicles and storage. The sizable gardens to the front and rear offer a canvas for gardening enthusiasts or a playground for children.







The Location

Situated in the Hamlet of Ifold, Oak Way is just two miles from the charming villages of Plaistow and Loxwood. Local stores/cafes can be found in both Ifold and Plaistow and the larger village of Billingshurst, 6 miles away, offers a comprehensive range of shopping facilities, educational institutions, a leisure centre with a gym and swimming pool complex, and a mainline station with direct train services to London Victoria. For those additional amenities, Horsham and Guildford are conveniently located, each being just 13 miles away.



The Drive

Approximate Gross Internal Floor Area:

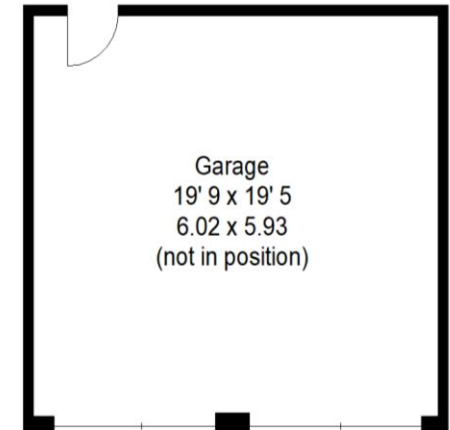
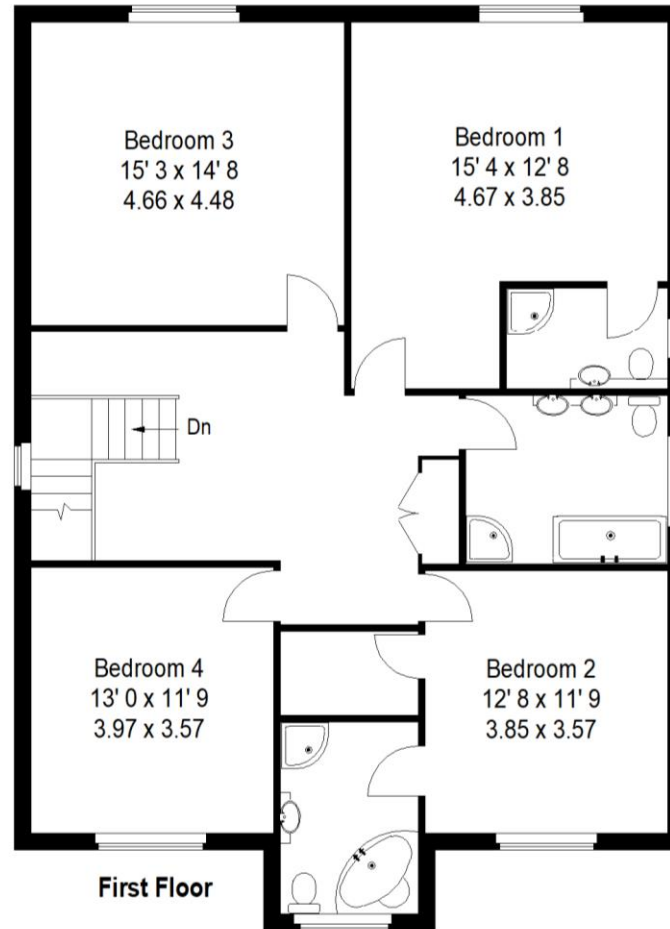
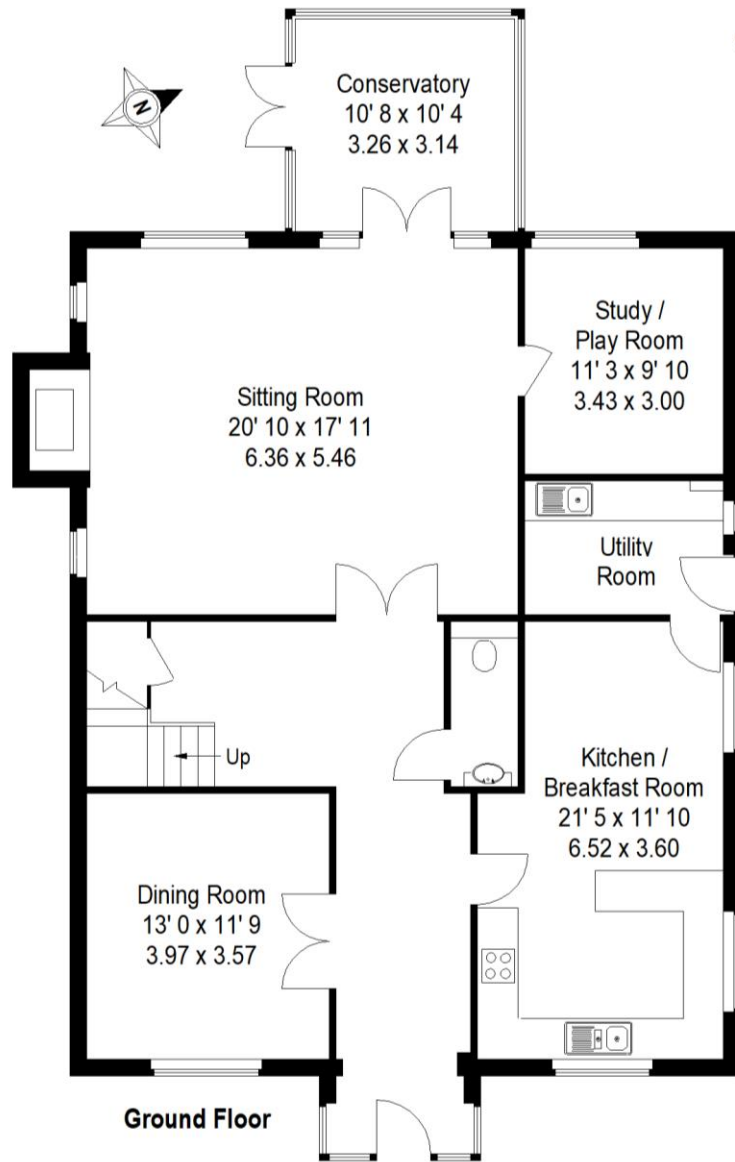
(excluding 2nd floor)

House = 2627 sq ft / 244 sq m

Garage = 384 sq ft / 35 sq m

Total = 3011 sq ft / 279 sq m

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.





Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
shalford@chantriesandpewleys.com

Lettings 01483 405222
lettings@chantriesandpewleys.com

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