



Rosebank, The Drive | Ifold | West Sussex | RH14 0TD





## Rosebank, The Drive

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**OFFERS IN EXCESS OF £800,000**

An extended detached property situated in the heart of the sought after Ifold Private estate and situated on a very generous plot of approximately an acre. The property requires complete updating having suffered internal water damage a little while ago.

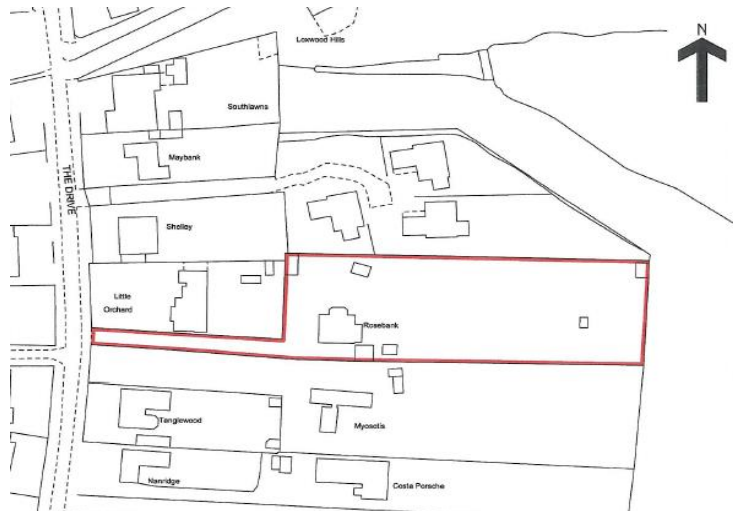
Ifold is found approximately 2 miles between the villages of Loxwood and Plaistow. The larger villages of Cranleigh and Billingshurst are also very accessible. The area is surrounded by fine open countryside.

**EPC RATING=F**  
**COUNCIL TAX=E**



Extended detached bungalow set in its own grounds approaching 1 acre and needing updating. The property is situated in a tucked away location and whilst the substantial grounds are overgrown, evidence of its former landscaping is visible and the new owner will relish this opportunity. The property requires updating having suffered historical internal water damage. The long approach leads to a split drive with one double and one single garage. The property is approached by a porch with a door leading through to the hall, there are two rooms to the front of the property, one having a large ensuite wet room. There is a lounge with sliding door leading to a family room with a vaulted ceiling and doors leading to the outside. Accessed from the family room is a small inner hall that gives access to a bathroom and a kitchen. Off the kitchen is a dining room and separate utility. The property offers huge potential and is set in a wonderful plot approaching 1 acre, with evidence of the large sweeping lawns and a substantial vegetable garden.

The property is situated on the private estate in Ifold which is approximately 2 miles between the villages of Plaistow and Loxwood. The larger village of Billingshurst has a good range of shopping facilities, schooling for all age groups and a mainline station. The larger centres of Horsham and Guildford and approximately 13 and 19 miles respectively. The area is surrounded by fine open countryside with an abundance of walks and nearby sporting facilities.



Total area: approx. 122.3 sq. metres (1316.4 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



*"We'll make you feel at home..."*



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4. Any area, boundary, distances or measurements referred to are given as a guide only and should not be relied upon. If such details are fundamental to a purchase, please contact this office for further information.

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