



3 Ifoldhurst | Ifold | West Sussex | RH14 0TX







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A substantial family home situated on a sought-after private road in Ifold, set in a 1/3-acre garden. Well-maintained by the current owners with many recent improvements – including new roof, updated central heating system, cavity wall insulation and landscaped gardens – this 4-bedroom, 3-reception room home has flexible space ideal for family living. With a sunny south-facing rear garden and a landscaped front garden, this house is set in a quiet location with a close community feel and the benefit of newly installed Ultrafast broadband. Placed centrally within its plot, the gardens and terrace offer places of sun and shade throughout the day.

- Substantial Detached Family Home
- Situated in a Private Road
- 4 Bedrooms
- Lounge
- Dining Room
- Gym
- Kitchen
- Utility/Laundry Room
- Study/Snug
- Garden Room
- Master Bedroom, En-suite & Walk-in Cupboard
- Family Bathroom
- Double Garage
- Large Attractive Garden
- Sizeable Shed & Greenhouse
- Driveway & Parking for Several Cars









**Front entrance** - Three wide steps lead to the covered, open-fronted porch. Security light. Double-glazed frosted window to the right of the front door.

**Hall** - Spacious entrance hall with radiator, wall lights, understairs storage cupboard. Grey wood-effect flooring.

**Lounge** - There are two steps down from the hall into the lounge. Double aspect with large bay window and sill overlooking the front garden. Double-glazed windows. Chimney breast with fitted flame-effect electric fire. Alcoves either side. Carpet.

**Downstairs cloakroom** - Fully tiled. WC, wash hand basin with mixer taps, circular chrome radiator. Large understairs storage cupboard. Small shelved airing cupboard. Small double-glazed frosted window. Grey wood-effect flooring.

**Utility/laundry room** - Large flexible space comprising fitted wall units – eye level cupboards, drawers under, four floor-to-ceiling cupboards including one with ironing board space and another with pull-out larder storage. Appliance spaces used currently for washing machine, tumble drier, fridge freezer and tall freezer. Radiator. Back door to garden. Double doors to gym. Grey wood-effect flooring.

**Gym** - Flexible space currently used as a gym with temporary protective flooring. This is a wonderfully light room with panoramic views of the garden. Double glazed windows on three sides and French doors to the garden courtyard. Insulated tiled roof by Cosyroof. Light. Electric heater. Ceramic tiled floor.

**Kitchen** - The double-glazed window looks out to the rear garden and courtyard. Stone worktops, sink, drainer. Breakfast bar. Eye-level cupboards and drawer units including

space-saving corner swivel storage. Integrated Miele dishwasher, Bosch fridge, Belling hob, two Bosch side-by-side ovens, Bosch extractor hood, Neff eye-level microwave. Kick-space heater. Downlighters. Grey wood-effect flooring.

**Study/Snug** - Double-glazed window with an easterly view to the greenhouse and vegetable beds. Radiator. Power and tech bar with numerous plug sockets and USB hubs. Grey wood-effect flooring.

**Dining Room** - Double aspect room with glazed window and French doors leading outside to the vegetable garden. Radiator. Double doors to garden room. Grey wood-effect flooring.

**Garden room** - A mirror image of the gym, this room offers beautiful views of the garden throughout the seasons. Double glazed windows on three sides and French doors to the garden courtyard.

**Landing** - The spacious landing runs the length of the house. Includes a quiet corner currently used for reading but also suitable for a home office. Velux window above, double-glazed with an externally fitted black-out shutter and solar-powered remote. Radiator. Cupboard housing hot water cylinder. Ceiling access to loft. Carpet.

**Loft** - Light. Cold water storage tank. Insulated. Boarded floor.

**Master Bedroom** - Double aspect, north and east facing. Double-glazed windows. Radiator. Bedside plug sockets with USB ports. Walk-in storage cupboard. Carpet. Door leads to en-suite bathroom.

**En-suite** - Double-glazed frosted window beside the bath with a southerly view of the rear garden. Bath, floating washbasin with mixer tap, WC, large free-standing shower

unit with rainfall showerhead. Two mirrored wall cabinets and small storage space adjacent to the bath. Tall radiator. Downlighters. Ceramic tiled floor. Full-height Travertine wall tiles.

**Bedroom 2/spare** - Double-glazed window with an easterly view to the greenhouse and vegetable beds. Radiator. Carpet.

**Bedroom 3/study** - Double-glazed window with an easterly view to the greenhouse and vegetable beds. Radiator. Power and tech bar with numerous plug sockets and USB hubs. Velux window above, double-glazed with an externally fitted black-out shutter and solar-powered remote. Carpet.

**Bedroom 4/dressing room** - Double-glazed window with a northerly view of the front drive and garden. Radiator. Large storage cupboard under the eaves. Carpet.

**Family bathroom** - Double-glazed frosted window. Full-height Travertine wall tiles. Two mirrored wall cabinets. Tall radiator. Wall lights. Bath with rainfall shower head and glass shower screen. WC. Washbasin with mixer tap. Ceramic tiled floor.

**Double garage** - Accessed by external door from the back garden. Large space with power, light, shelving. Boiler. Electric roller door with remote controls. Meters. Security light on the driveway.

**Front garden** - Large block-paved driveway with soakaway, installed 2020. Parking for several cars. Two garden gates give access to the rear of the property. The garage gate opens onto the west side of the house offering easy access to the oil tank, bins and back door. Front lawn with two evergreen *Arbutus* trees, various shrubs and hedge. A pathway in front of the bay window leads to a second gate, this opens onto the east side of the house, vegetable garden and greenhouse.

**Rear garden** - The extensive south-facing rear garden wraps around the house on the east, south and west sides providing numerous areas of sun and shade throughout the day. Paved throughout with Indian sandstone. Seven water butts. At the heart of the garden is the sunny private courtyard which faces the rear lawns, a comfortable sheltered place for relaxing and entertaining. Water. Wall lights. The garden is reached from the courtyard via the central steps leading to a circular seating area, this is an ideal place to enjoy some shade beneath the trees and look back towards the house. The rear garden has a relaxed planting style including two small lawns, four small fruit trees and deep borders planted with shrubs and perennials designed to provide year-round interest. Including white hydrangeas, red and yellow-stemmed cornus, mimosa, white and yellow roses, clematis and camellias. At the garage side of the house is a work area for bin storage, wall-mounted Brabantia washing line, oil tank, external power point, raised herb bed and small gravel garden. Steps from this side of the house lead past the lawn to the work area and storage shed in the south-west corner of the garden. Disguised partly by trellis and plants this includes a concrete work area and three compost bins. The substantial shed with a small loft space has power, light and water and is currently used for garden and DIY storage but has potential for other uses. At the greenhouse side of the house are four large raised beds currently used for vegetables and soft fruit. The greenhouse has power. Steps from this side of the house lead from the terrace past the lawn to a raised rose terrace in the south-east corner of the garden, a quiet secluded seating area surrounded by scented roses.

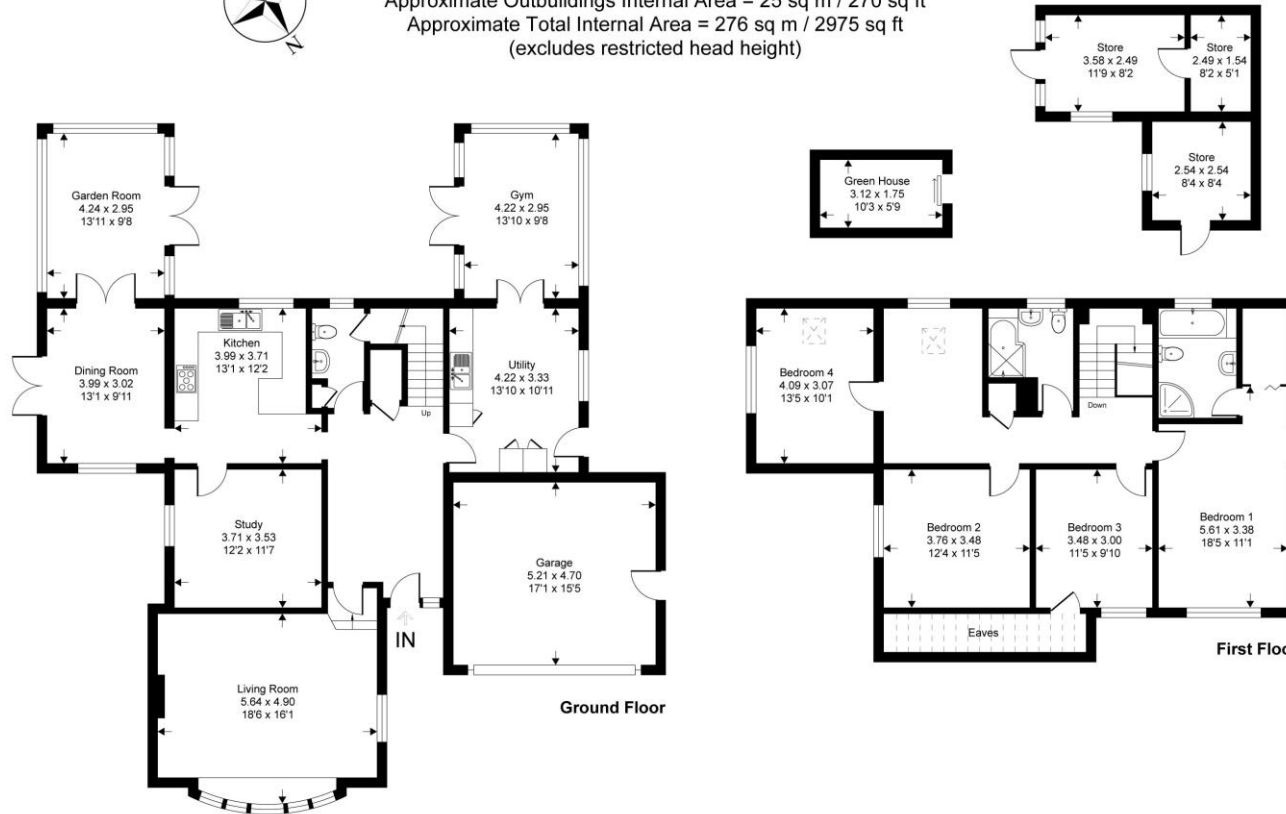
**EPC Rating: Band D**  
**Council Tax: Band G**  
**Annual Service Charge: £250**



 = Reduced headroom

## Ifoldhurst, RH14

Approximate Gross Internal Area = 227 sq m / 2442 sq ft  
 Approximate Garage Internal Area = 24 sq m / 263 sq ft  
 Approximate Outbuildings Internal Area = 25 sq m / 270 sq ft  
 Approximate Total Internal Area = 276 sq m / 2975 sq ft  
 (excludes restricted head height)



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



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