



Wild Rose | Loxwood Road | Plaistow | West Sussex | RH14 0PE

 **FOWLERS**
ESTATE AGENTS



Wild Rose

Loxwood Road | Plaistow | West Sussex | RH14 0PE

£700,000

Situated between the villages of Plaistow and Loxwood with lovely countryside on the doorstep. A detached bungalow on a plot of approximately a third of an acre located on the periphery of Ifold. The accommodation has been much improved by the current vendors and features an open plan kitchen/dining room that runs the full length of the property. The lounge has a wood burner and double-glazed sliding doors to the rear garden. There is a spacious bathroom and additional shower room. Other accommodation includes utility room, study and office. To the outside, the property is set well back from the road and has a sweeping drive with plenty of parking and a garage. The rear garden is another true feature of the property being of a very good size with extensive areas of lawn, several terraces and a covered in-ground block and tile swimming pool. The substantial loft area could be considered for conversion to additional accommodation, subject to planning.

Entrance Porch

Oak veneered door with glazed insert and glazed side screens, leading to:

Hall

Engineered oak flooring, recess with hooks for coats, doors to:

Kitchen/Dining Room

A magnificent room spanning the full length of the property with a clearly defined dining area and plenty of space to accommodate a large dining table. Engineered oak flooring, double glazed windows, radiator and numerous spotlights. The kitchen has been re-fitted with an extensive range of units and contrasting quartz worktop comprising: worksurface with inset sink unit, draining grooves and mixer tap. Furthermore, base cupboards and drawers under, integrated dishwasher, including a retractable corner storage unit and waste bins, cooker unit housing double oven with storage above and below, retractable larder unit, integrated tall fridge, range of eye-level units. Island with quartz worksurface and inset Induction hob, over-island pendant lighting with base cupboards and drawers beneath, also incorporating breakfast bar, engineered oak flooring, recessed spot lights, double glazed window overlooking the garden.

Utility Room

Worksurface with space and plumbing for washing machine and tumble dryer and further space for full height freezer and additional slimline domestic appliance, tall shelf storage cupboard, concealed hot water tank, double glazed window, radiator, part double glazed door to outside.

Lounge

Double glazed sliding doors opening to garden, wood burner, radiator, internal sliding door leading to:

Study

Bay with double glazed windows and fitted window seat, radiator.

Bathroom

Comprising: panelled bath with mixer tap, shaped wash hand basin with mixer tap and storage under, concealed cistern w.c., chrome heated towel rail, double glazed window.

Inner Hall

Access to roof space.

Bedroom One

Double glazed window, radiator.

Bedroom Two

Double glazed window, radiator.

Office

Door leading to outside with double glazed window to side.

Shower Room

Re-fitted and comprising: large shower tray with frameless shower screen and concealed digital high pressure mixer shower, shaped wash hand basin with mixer tap having storage under, concealed cistern w.c., mirror, chrome heated towel rail, fully tiled walls with tiled floor, double glazed window, extractor fan.

Outside

The property is approached via a brick paved drive with five bar gate leading to a large sweeping drive providing ample parking for numerous vehicles. To the right hand side of the property

is an additional large parking area.

Garage

Integral to the property with up and over door, power and light.

Front Garden

The property is set back from the road with a mature laurel hedge with the front garden having a central raised terrace, large flower beds surrounding numerous planting and an ornamental pond.

Rear Garden

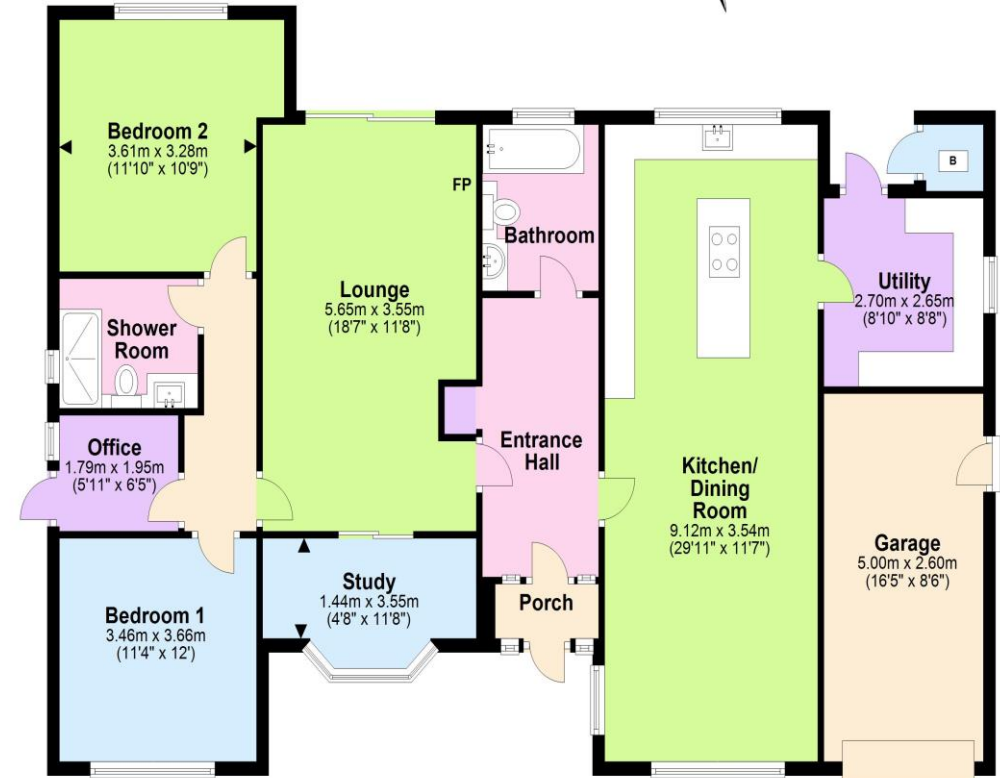
Adjacent the property is a terrace which is enclosed on three sides by a rendered wall that provides an ideal place to sit and enjoy this part of the garden and overlook an area of lawn. Beyond the lawn is an additional raised terrace with covered swimming pool and pump room. The remainder of the garden consists of good sized areas of lawn with child's playhouse, a stepping stone path, several trees and hedging that lead to the rear of the garden with a vegetable garden, greenhouse, shed and vegetable beds. The total plot is approximately one third of an acre.

EPC RATING= D.
COUNCIL TAX= F.





Ground Floor
Approx. 132.8 sq. metres (1429.3 sq. feet)



Total area: approx. 132.8 sq. metres (1429.3 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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Important Notice

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2. We have not undertaken a structural survey, nor tested that the services, appliances, equipment or facilities are in good working order.
3. Fowlers cannot verify that any necessary consents have been obtained for conversions, extensions and other alterations such as underpinning, garaging and conservatories etc.

Any reference to such alterations is not intended as a statement that any necessary planning or building consents have been obtained and if such details are fundamental to a purchase, then prospective buyers should contact this office for further information or make further enquiries on their own behalf.

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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