



# IFOLDHURST, IFOLD, WEST SUSSEX

THIS DELIGHTFUL 4-BEDROOM BUNGALOW IN THE PICTURESQUE VILLAGE OF IFOLD, IS FLOODED WITH LIGHT CREATING A WONDERFULLY BRIGHT HOME.  
A LARGE MODERN KITCHEN, BATHROOM AND SITTING ROOM WITH FEATURE WOODBURNER AND IN EXCELLENT CONDITION THIS HOME IS READY TO MOVE INTO.



# PROPERTY FEATURES

## HOUSE

- LOCATED AT THE END OF A QUIET PRIVATE CUL-DE-SAC WOODSTREAM OFFERS A BRIGHT SPACIOUS FAMILY HOME IN GREAT CONDITION.
- WITH LIVING ALL ON ONE LEVEL THIS HOME IS SUITABLE FOR ALL AGES.
- THE FRONT DOOR OPENS ONTO A SPACIOUS HALLWAY WHICH LEADS TO THREE 3 DOUBLE BEDROOMS AND A 4<sup>TH</sup> CURRENTLY USED AS AN OFFICE.
- THIS HOME HAS BEEN EXTENDED TO INCLUDE A VERY LARGE UTILITY ROOM AND LARGE BEDROOM WHICH COULD ALSO BE USED AS AN OFFICE FOR SOMEONE WHO WORKS FROM HOME, ALTERNATIVELY AS AN ANNEX FOR A DEPENDENT RELATIVE, AS THE UTILITY ROOM COULD EASILY BECOME A GOOD SIZED KITCHEN. IT ADDITIONAL ACCESS FROM THE FRONT GIVING THE PROPERTY A VERY FLEXIBLE LAYOUT WHICH CAN BE EASILY ALTERED TO SUIT.
- THE KITCHEN IS A PARTICULAR FEATURE OF THIS HOME WITH ITS TRIPLE ASPECT WINDOWS AND SLIDING PATIO DOORS ACROSS THE REAR OF THE KITCHEN OVERLOOKING THE GARDEN, CREATING SUCH A BRIGHT SPACE IN WHICH TO SPEND TIME. THE BEAUTIFUL MODERN KITCHEN WITH LARGE KITCHEN ISLAND OFFERS PLENTY OF STORAGE AND WITH LOTS OF SPACE FOR A LARGE DINING TABLE SO YOU CAN COMFORTABLY HOST FAMILY AND FRIENDS.
- LINKED TO THE KITCHEN IS THE SITTING ROOM, WHICH IS ANOTHER BRIGHT SPACE WITH A MODERN WOOD BURNER WHICH KEEPS THE HOUSE TOASTY IN WINTER AND PROVIDES A FEATURE THAT EVERYONE ENJOYS.



## OUTSIDE

- THE FRONT OF THE PROPERTY HAS A CAR PORT AND DRIVEWAY WITH PARKING FOR MULTIPLE CARS.
- THE PROPERTY HAS A GARDEN TO THE FRONT, SIDE AND A LARGE GARDEN TO THE REAR.
- THE REAR GARDEN HAS A PATIO AREA OVERLOOKING THE LAWN WHICH GENTLY SLOPES AWAY, MAKING IT AN IDEAL SPACE FOR ENTERTAINING.
- AT THE REAR OF THE GARDEN IS A FENCED OFF AREA IDEA FOR GROWING VEGETABLES OR FLOWERS IN THE RAISED BEDS.
- BEYOND IS A SMALL STREAM AND A MORE NATURAL GARDEN AREA, PERFECT FOR IMMERSING YOURSELF IN NATURE.
- THE WHOLE GARDEN IS EXTREMELY PRIVATE AND NOT OVERLOOKED.

## THE AREA

- IFOLD HAS A SMALL VILLAGE SHOP AND LOCATED IN NEARBY LOXWOOD IS THE NEWLY OPENED CONVENIENCE STORES, ALONG WITH A TRADITIONAL AWARD-WINNING BUTCHERS, HAIRDRESSERS AND SPORTS.
- THE ONSLOW ARMS PUB IS LOCATED ALONGSIDE THE BEAUTIFUL WEY AND ARUN CANAL WITH ITS GOOD FOOD, LIVE MUSIC AND WONDERFUL WALKS. THE SUN INN AT PLAISTOW AND THE HALF MOON AT KIRDFORD ARE ALSO WORTH A VISIT.
- LOCATED CLOSE TO THE SUSSEX /SURREY BORDER, IFOLD VILLAGE IS ONLY 6 MILES TO CRANLEIGH TO THE NORTH, OR BILLINGSHURST TO THE SOUTH, BOTH HAVE A GOOD RANGE OF SHOPS, LEISURE CENTER AND SUPERMARKETS. BILLINGSHURST ALSO HAS A DIRECT LINE TRAIN TO LONDON VICTORIA (1HR 8MINS). THE CATHEDRAL CITY OF GUILDFORD IS ONLY 13 MILES.
- LOXWOOD HAS A LOVELY VILLAGE PRIMARY SCHOOL, AS DOES PLAISTOW WITH A LARGER PRIMARY, SECONDARY & SIXTH FORM (THE WEALD) LOCATED IN BILLINGSHURST. THERE ARE A RANGE OF INDEPENDENT AND MAINSTREAM SCHOOLS AND NURSERIES TO CHOOSE FROM.





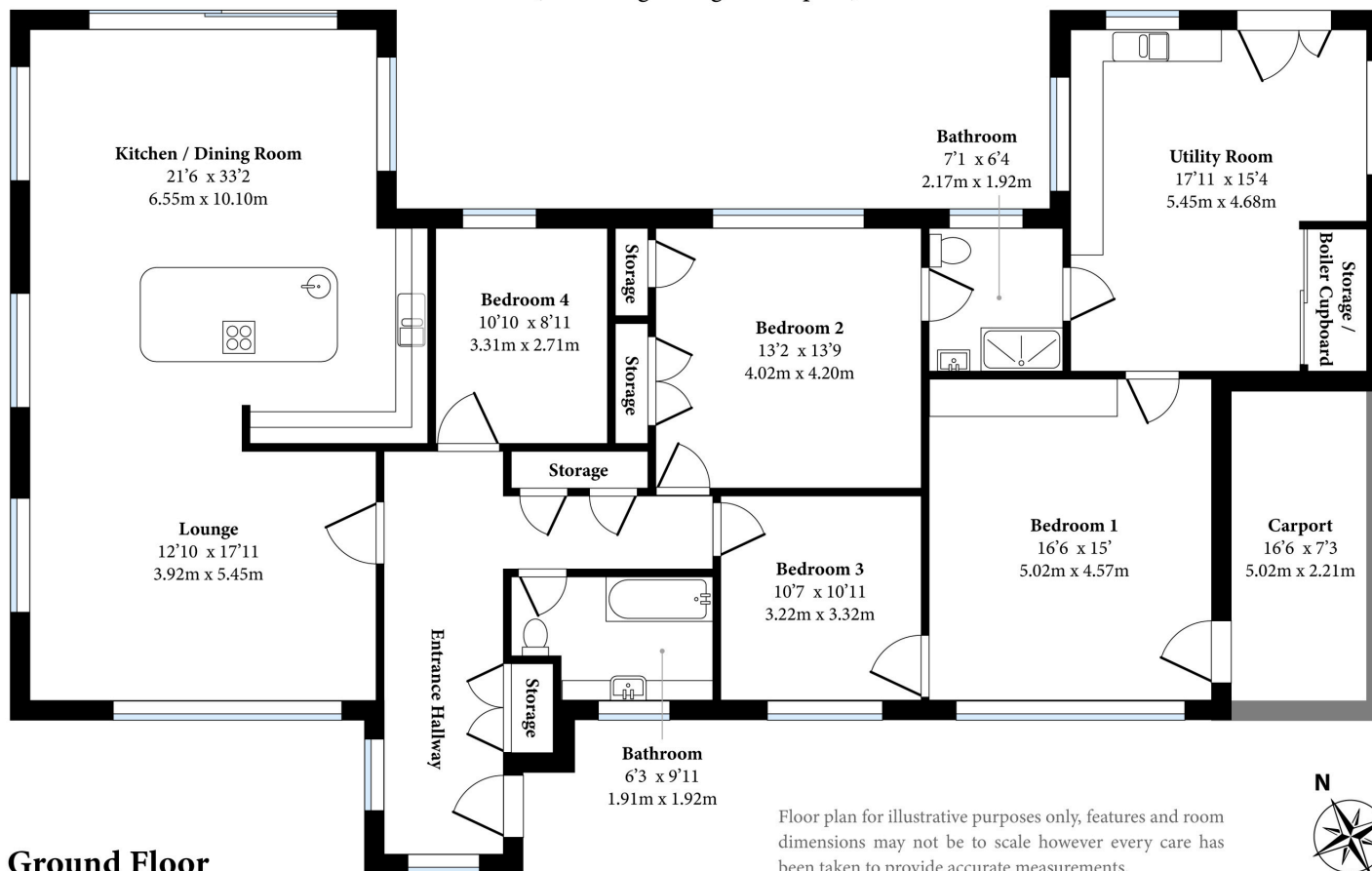




Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		66 D
39-54	<b>E</b>	49 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

### Approximate Gross Internal Area

Total = 2037 sq ft / 189.2 sq m  
(excluding storage & carport)



**COUNCIL TAX BAND:** F  
**COUNCIL:** CHICHESTER DISTRICT  
**TENURE:** FREEHOLD  
**SERVICES:** OIL, MAINS DRAINAGE  
**CHARGES:** ROAD CONTRIBUTION  
 £200PA. TBV.

