Loxacres
Chalk Road, Ifold

* Approximately 1 acre plot * Spacious detached home with scope to extend (stpp) * Stunning open plan kitchen/dining/family room *

* Tucked away down a private drive * 3/4 Bedrooms * 2 bathrooms * New boiler recently installed * Garage and other outbuildings **

* Lapsed Planning for substantial alterations * EPC: E *

Chalk Road, Ifold, RH14 0UD
Asking Price: Offers Over £900,000- Freehold

A particularly spacious and versatile four bedroom detached house, measuring over 3,000 sq. ft. in size, situated in grounds of approx. an acre within this popular private estate in the West Sussex hamlet of Ifold. The property benefits form having been updated in part however still has scope to improve further and/or extend (stpp). A particular feature of the home is the stunning open plan kitchen/dining/family room which benefits from a large island unit incorporating a breakfast bar making this a lovely social space. The sitting room is another large room and could be sub divided to create an additional bedroom should one be required. More significantly the property previously had planning permission granted (Chichester planning ref: 16/03032/DOM) for side extensions and to raise the roof line, this has now lapsed but indicates further extensions may be possible (stpp). We highly recommend a viewing to fully appreciate the size and potential of the house and its grounds.

Situation:

Ifold is a rural hamlet lying approximately 2 miles between the villages of Plaistow and Loxwood, both having a local stores catering for day-to-day needs. The larger town of Haselmere lies approximately 9 miles to the west with a comprehensive range of shops, schools and mainline station to London Waterloo (approximately 49 minutes). The village of Billingshurst lies approximately 6 miles to the south east, also with a range of shopping facilities, schools and mainline station to London Victoria (approximately 65 minutes). The town of Horsham is approximately 13 miles to the south east and Guildford 15 miles to the north. The large village of Cranleigh is approximately 7 miles away, and also offers a comprehensive range of shops and schools. This area offers a delightful rural feel with plenty of walks and countryside pursuits yet being accessible to town centres.

~ Accommodation ~

Ground Floor: Entrance Hall ~ Sitting Room: 31' 3" x 15' 0" (9.52m x 4.56m) **~ Kitchen/Breakfast Room:** 25' 4" x 14' 1" (7.71m x 4.30m)
Family Room: 16' 4" x 14' 9" (4.98m x 4.50m) **~ Dining Room:** 18' 3" x 9' 3" (5.57m x 2.82m) **~ Utility/Boot Room:** 16' 2" x 8' 9" (4.92m x 2.67m)
Bedroom Two: 22' 4" x 15' 10" (6.80m x 4.83m) **~ Shower Room**

First Floor: Bedroom One: 23' 2" x 19' 8" (7.06m x 5.99m) **~ Bathroom ~ Bedroom Three:** 16' 7" x 12' 0" (5.05m x 3.67m)
Study/Bedroom Four: 17' 0" x 6' 11" (5.18m x 2.12m)

Outside: Summer House/Home Office: 18' 9" x 9' 6" (5.72m x 2.90m) **~ Workshop:** 16' 4" x 7' 3" (4.99m x 2.20m) **~ Cloakroom**
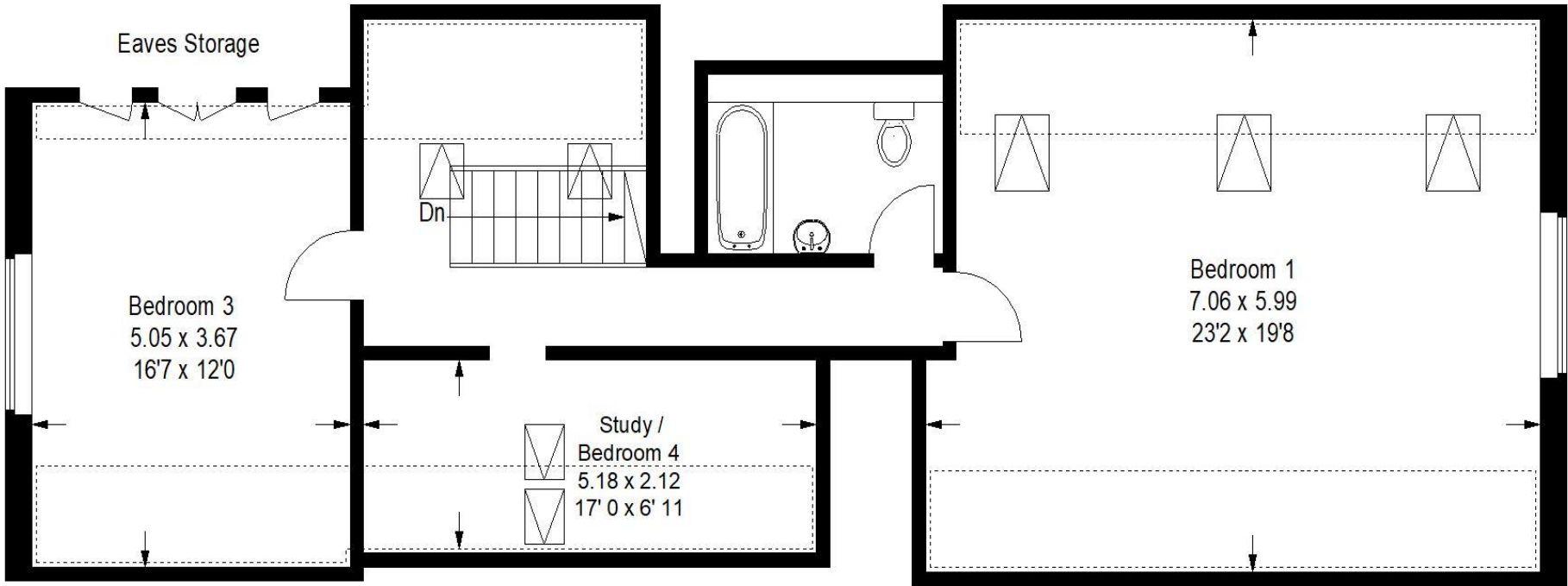**Garage:** 19' 1" x 12' 7" (5.82m x 3.83m)

Directions: From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right and immediately left, signposted Alfold and Loxwood and continue on and through Loxwood village. On leaving the village turn right, signposted Ifold. Continue along the Plaistow Road passing Ifold Stores then turning right into Chalk Road. Continue past the turnings to The Ride and the property can be found on the left hand side.
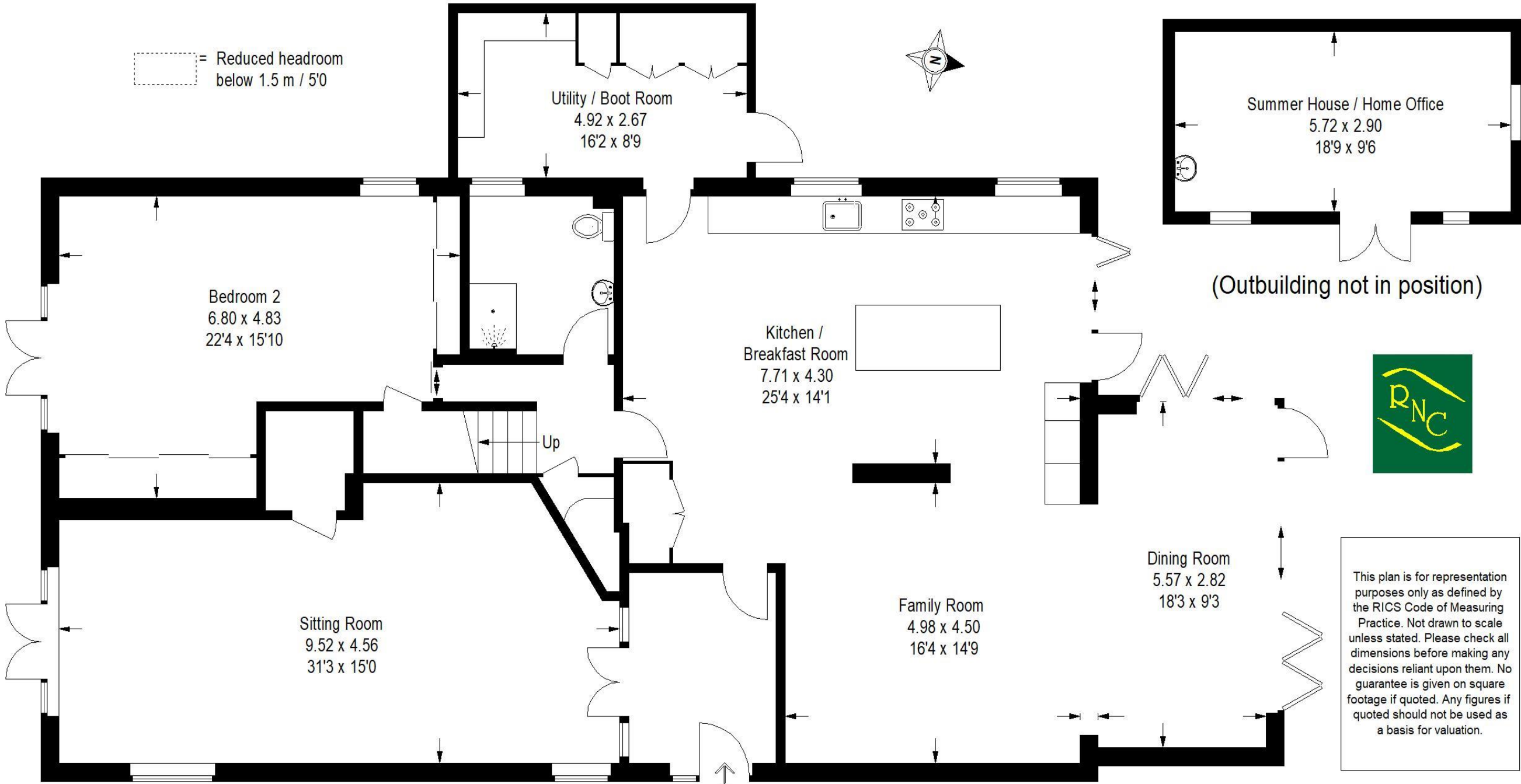
Local Authority: Chichester District Council. Tax Band: G.

Loxacres, Chalk Road

Approximate Gross Internal Area
Ground Floor = 191.9 sq m / 2066 sq ft
First Floor = 92.5 sq m / 996 sq ft
Outbuilding = 16.5 sq m / 178 sq ft
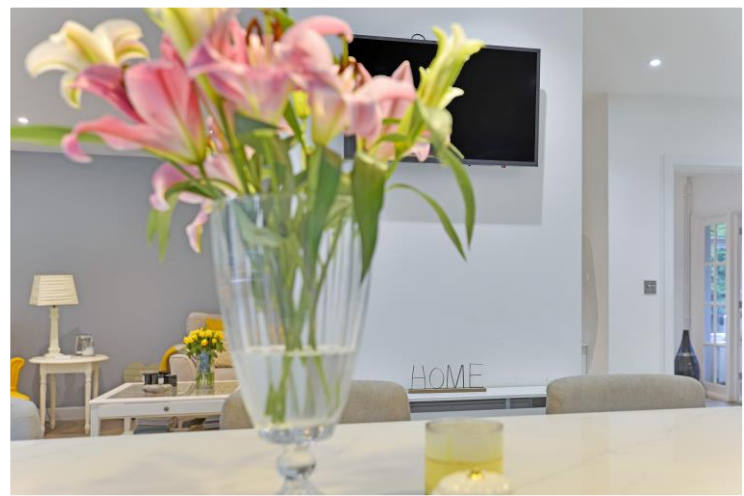Total = 300.9 sq m / 3240 sq ft

First Floor

Eaves Storage

Bedroom 3
5.05 x 3.67
16'7 x 12'0

Dn

Bedroom 1
7.06 x 5.99
23'2 x 19'8

Study /
Bedroom 4
5.18 x 2.12
17' 0 x 6' 11

Ground Floor

= Reduced headroom
below 1.5 m / 5'0

Utility / Boot Room
4.92 x 2.67
16'2 x 8'9

N

Summer House / Home Office
5.72 x 2.90
18'9 x 9'6

(Outbuilding not in position)

Bedroom 2
6.80 x 4.83
22'4 x 15'10

Kitchen /
Breakfast Room
7.71 x 4.30
25'4 x 14'1

Up

Dining Room
5.57 x 2.82
18'3 x 9'3

Family Room
4.98 x 4.50
16'4 x 14'9

Sitting Room
9.52 x 4.56
31'3 x 15'0

IN

RNC

This plan is for representation
purposes only as defined by
the RICS Code of Measuring
Practice. 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.

LAPSED PERMISSION - FRONT AND REAR ELEVATIONS

LAPSED PERMISSION - FLOORPLANS