



Arundene
The Drive, Ifold, RH14 0TD
Asking Price: £965,000 Freehold

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ESTATE AGENT
Est. 1991

*** Quality family home * Four bedrooms (two bathrooms) * Contemporary kitchen/dining room ***

Two further reception rooms * Extensively extended and refurbished * Garage * Parking * Sought after location *

EPC Rating: C *

An immaculately presented detached family home which has been the subject to extensive extension and refurbishment to the highest of standards by the current owners, situated in the sought after private Ifold Estate development. Entering the property there is an impressive reception hall with galleried staircase and landing, Sitting room with fireplace, family room and superb contemporary kitchen/dining room with gloss grey units with Quartz work surfaces and quality appliances, Amtico oak design flooring with under-floor heating to the ground floor. A cloakroom and utility room complete the ground floor. Stairs rise to the first floor where there are four bedrooms with the principal double aspect bedroom having a comprehensive range of wardrobe cupboards and an impressive ensuite bathroom with bath and separate shower. There are three further bedrooms, two of which have fitted wardrobe cupboards and family bathroom completes the first floor.

Outside the property is approached via a five bar gate leading to a large driveway providing plenty of parking. To the side there is a detached garage/home office which then extends to the rear garden which has a paved patio leading onto lawns with flower and shrub borders around. We highly recommend arranging a viewing to fully appreciate the space and quality of this superb family home.

Ifold can be found lying approximately two miles between the villages of Plaistow and Loxwood, both having a local stores catering for day-to-day needs. The larger village of Billingshurst with its good range of shopping facilities, schooling for all age groups, and mainline station with train service into London (Victoria approximately 65 minutes) lies about 6 miles to the south east. The larger provincial centres of Horsham and Guildford are approximately 13 and 19 miles respectively. The area is surrounded by fine open countryside with sporting facilities, including golf, available at the nearby Foxbridge Golf Club and Wildwood Golf Club at Alfold.

~ Accommodation ~

Oak Framed Entrance Porch: ~ Reception Hall: ~ Dining Room: 11' 11" x 11' 11" (3.63m x 3.63m) ~ Sitting Room: 28' 4" x 11' 11" (8.63m x 3.63m) ~ Kitchen/Dining Room: 21' 9" x 14' 8" (6.62m x 4.47m) ~ Cloakroom: ~ Utility Room: 8' 10" x 7' 4" (2.69m x 2.23m) ~ Stairs from reception hall to First Floor Landing: ~ Bedroom One: 24' 4" x 11' 7" (7.41m x 3.53m) ~ En-Suite Bathroom: ~ Bedroom Two: 12' 2" x 12' 1" (3.71m x 3.68m) ~ Bedroom Three: 12' 0" x 11' 9" (3.65m x 3.58m) ~ Bedroom Four: 9' 3" x 8' 0" (2.82m x 2.44m) ~ Family Bathroom: ~ Outside: ~ Single Garage: 16' 0" x 10' 5" (4.87m x 3.17m) ~ Services: Oil fired heating, main water, electricity and drainage ~ Ifold Estates management charge: £280pa

Directions:

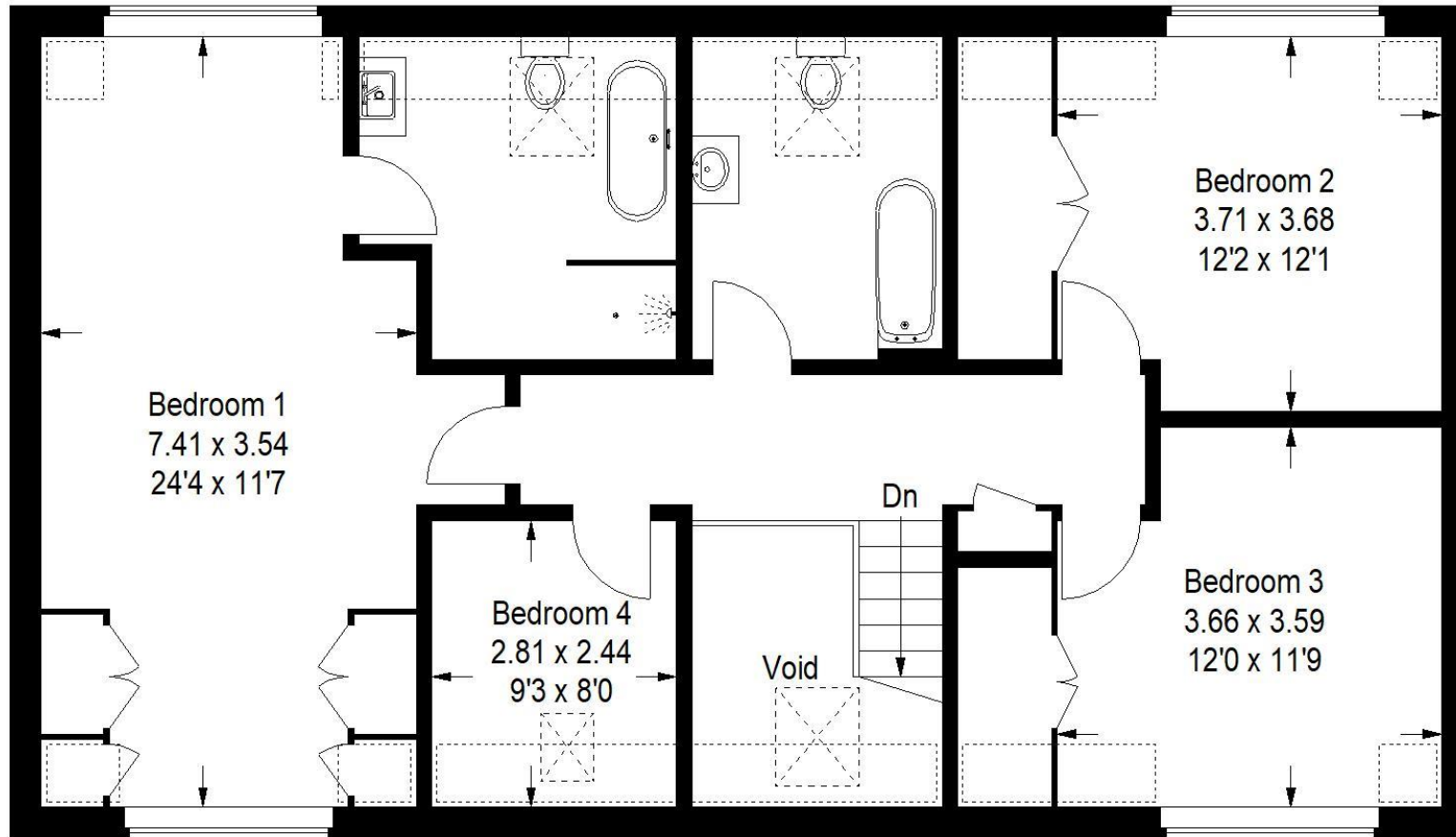
From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right and immediately left, signposted Alfold and Loxwood and continue on and through Loxwood village. On leaving the village turn right, signposted Ifold, and continue for 0.75 of a mile and turn right into The Drive. Arundene will be found after approximately 2/3 of a mile on the right hand side, just after the turning into Oakdene Place.

Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Chichester District Council. **Tax Band:** F

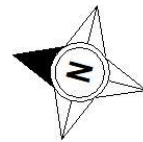
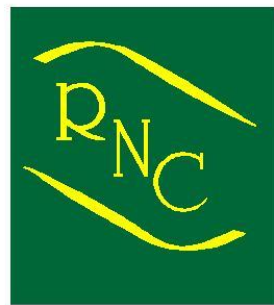
The Drive, Ifold

Approximate Gross Internal Area
 Ground Floor = 111.4 sq m / 1199 sq ft
 First Floor (Including Reduced Headroom / Excluding Void)
 93.7 sq m / 1008 sq ft
 Garage = 15.5 sq m / 167 sq ft
 Total = 220.6 sq m / 2374 sq ft

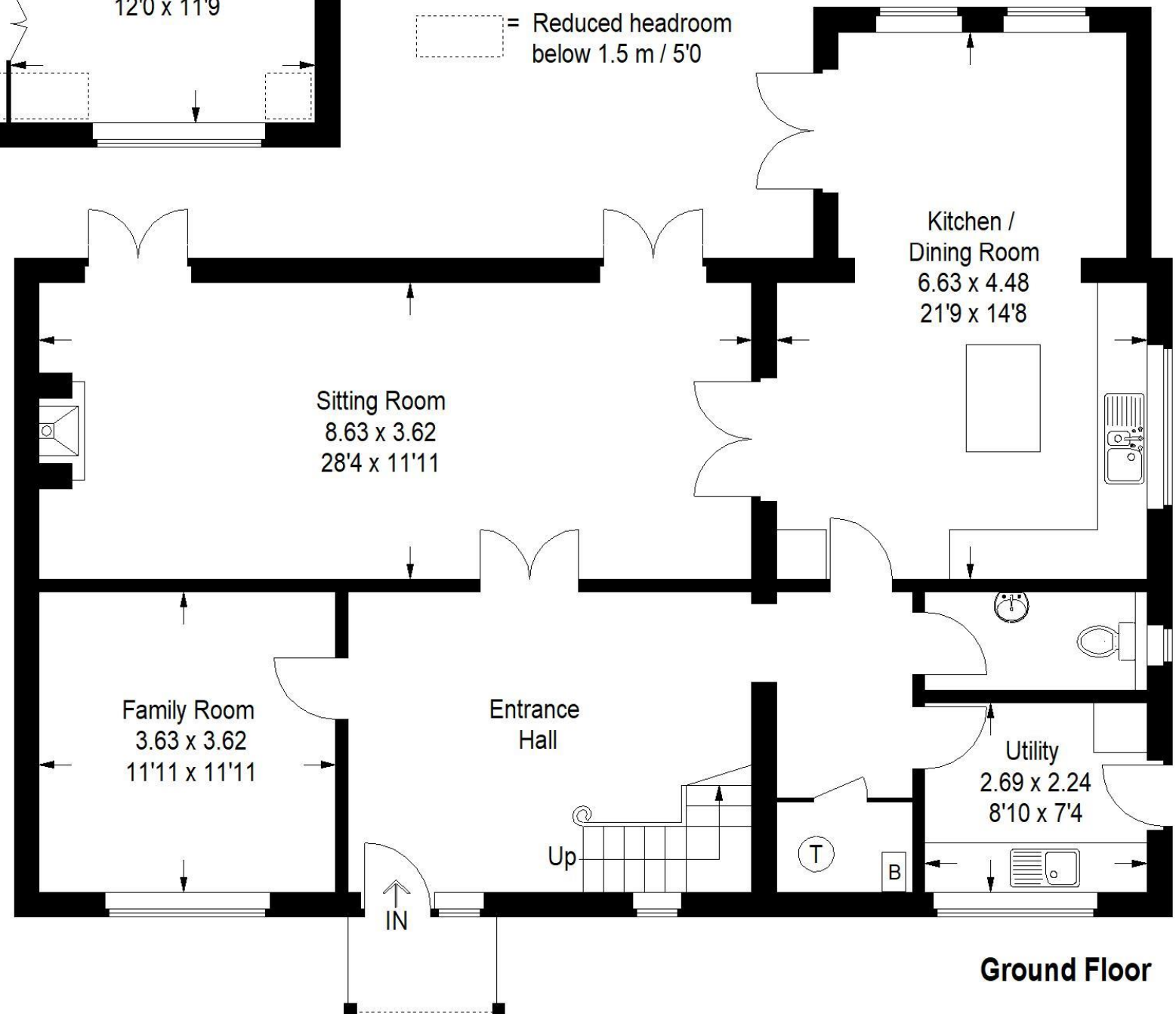
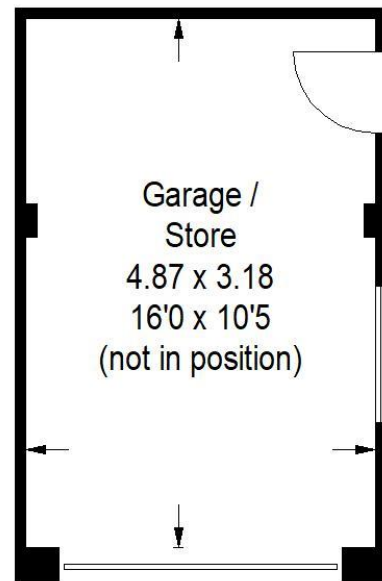


First Floor

= Reduced headroom below 1.5 m / 5'0



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.



Ground Floor



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