



**Copperpots, Chalk Road, Ifold**  
**Asking Price £1,050,000**

**ROGER COUPE**  
LAND & NEW HOMES



**\* Stunning newly built family home \* Approx 2,800 sqft \* Impressive open plan kitchen/dining/family room \***  
**\* Three further reception rooms \* Four generous bedrooms (2 en-suite) \* Remainder of structural warranty \***  
**\* Planning permission for garage \* Garden with timber studio and gym \* EPC: C**

## **Chalk Road, Ifold, West Sussex, RH14 0UD**

An attractive, individually designed and particularly spacious, newly built family home situated in a tucked away private setting within the sought after Ifold Estate. Arriving at the property there is plenty of off street parking and the benefit of planning permission for a double garage. Moving inside, the most welcoming reception hall is a wonderful feature with double height ceiling and galleried landing over and leads to a magnificent open plan kitchen/dining/family room with three sets of doors opening onto the patio and garden. The striking kitchen design features quartz work surfaces and upstands, including a large island with breakfast bar, a walk in pantry and a practical utility room adjoining with side access. Continuing through there are three further reception rooms including a sitting room with attractive feature fireplace and wood burning stove, a play room/tv room and a study, ideal for anyone now working from home. Moving upstairs the property continues to impress with four generous bedrooms. The principal bedroom features built in wardrobes, a dressing area and a luxury en-suite shower room. The guest/second bedroom also features an en-suite shower room whilst bedroom 3 and bedroom 4 share the use of a stylish bath and shower room. Outside; the rear garden is predominantly laid to lawn with large Indian sandstone patio entertaining area. There are two useful timber outbuildings, one currently used as a gym and storage and the other creates a useful indoor/outdoor entertaining space. We highly recommend arranging a viewing to fully appreciate the space and quality this property has to offer.

The property is situated in Ifold, a rural hamlet lying approximately 2 miles between the villages of Plaistow and Loxwood, both having a local store catering for day-to-day needs. The larger town of Haselmer 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 ~ Cloakroom ~ Playroom: 13' 2" x 10' 0" (4.01m x 3.05m) ~ Kitchen/Dining/Family Room: 32' 0" x 30' 0" (9.75m x 9.14m)**  
**Utility room ~ Sitting Room: 20' 4" x 14' 4" (6.20m x 4.37m) ~ Study: 12' 5" x 7' 3" (3.78m x 2.21m)**

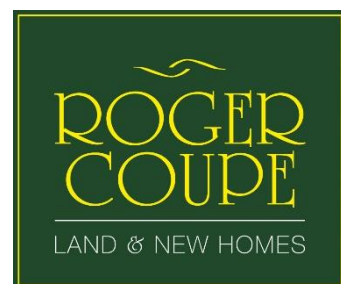
**First Floor: Bedroom One with en-suite: 18' 0" x 14' 5" (5.49m x 4.39m) ~ Bedroom Two with en-suite: 14' 5" x 11' 0" (4.39m x 3.35m)**  
**Bedroom Three: 14' 5" x 14' 0" (4.39m x 4.27m) ~ Bedroom Four: 14' 0" x 9' 3" (4.27m x 2.82m) ~ Bathroom**

**Outside: Driveway parking ~ Planning consent for double garage ~ Garden ~ Garden studio ~ Services: Mains water, drains and electricity. Oil fired heating**  
**\* 6yr Build Warranty \***

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 turning right into Chalk Road and continue down the road turning left into a driveway just before Kelsey Hall, signposted Copperpots where the property will be the first entrance on the right hand side.


**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: G. EPC Rating: C.**



# Chalk Road, Ifold

Approximate Gross Internal Area  
258.7 sq m / 2786 sq ft

 = Reduced headroom  
below 1.5 m / 5'0

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.

