



**The Coach House**  
**The Drive, Ifold, RH14 0TD**  
**Asking Price: £795,000 Freehold**

**ROGER COUPE**  
your local property experts

ESTATE AGENT  
Est. 1991



- \* Individual detached Scandinavian style home \* Three Double Bedrooms \***
- \* Three Bathrooms \* Fabulous open plan Living Room/Kitchen/ Dining Room \***
- \* South facing garden \* Single garage \* No onward chain \* EPC Rating: C \***

**A well presented individually designed and built Scandinavian style house with attractive weatherboard elevations and fabulous open plan reception room with open fireplace with log burner and bi-folding doors to the garden. The well appointed kitchen opens into the sitting room and also has doors to the outside. The adaptable bedroom space is arranged over two floors with a double bedroom suite on the ground floor and two double bedrooms on the first floor both having ensuite bathrooms . Built in 2011, the property offers airy accommodation with vaulted ceilings in most rooms. Outside property sits on a south facing garden plot in this popular semi rural private estate with countryside pursuits immediately to hand. There is plenty of driveway parking leading to a single garage. Gardens are predominately to the front to take advantage of the southerly aspect and are mainly laid to lawn with timber decked patio. We highly recommend a visit to fully appreciate the accommodation on offer. No onward chain.**

Ifold is 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 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: ~ Reception Hall: ~ Cloakroom: ~ Open Plan Living Room/Kitchen 39' 7" x 14' 11" (12.07m x 4.54m)  
Bedroom Two with En-suite: 16' 0" x 10' 10" (4.87m x 3.30m)**

**First Floor: ~ Bedroom One with En-suite: 21' 10" x 14' 10" (6.65m x 4.52m) ~ Bedroom Three with En-suite: 15' 4" x 10' 11" (4.68m x 3.33m)**

**Outside: ~ Garage: 18' 1" x 11' 2" (5.51m x 3.40m)**

**Services: Oil fired heating, mains drains**

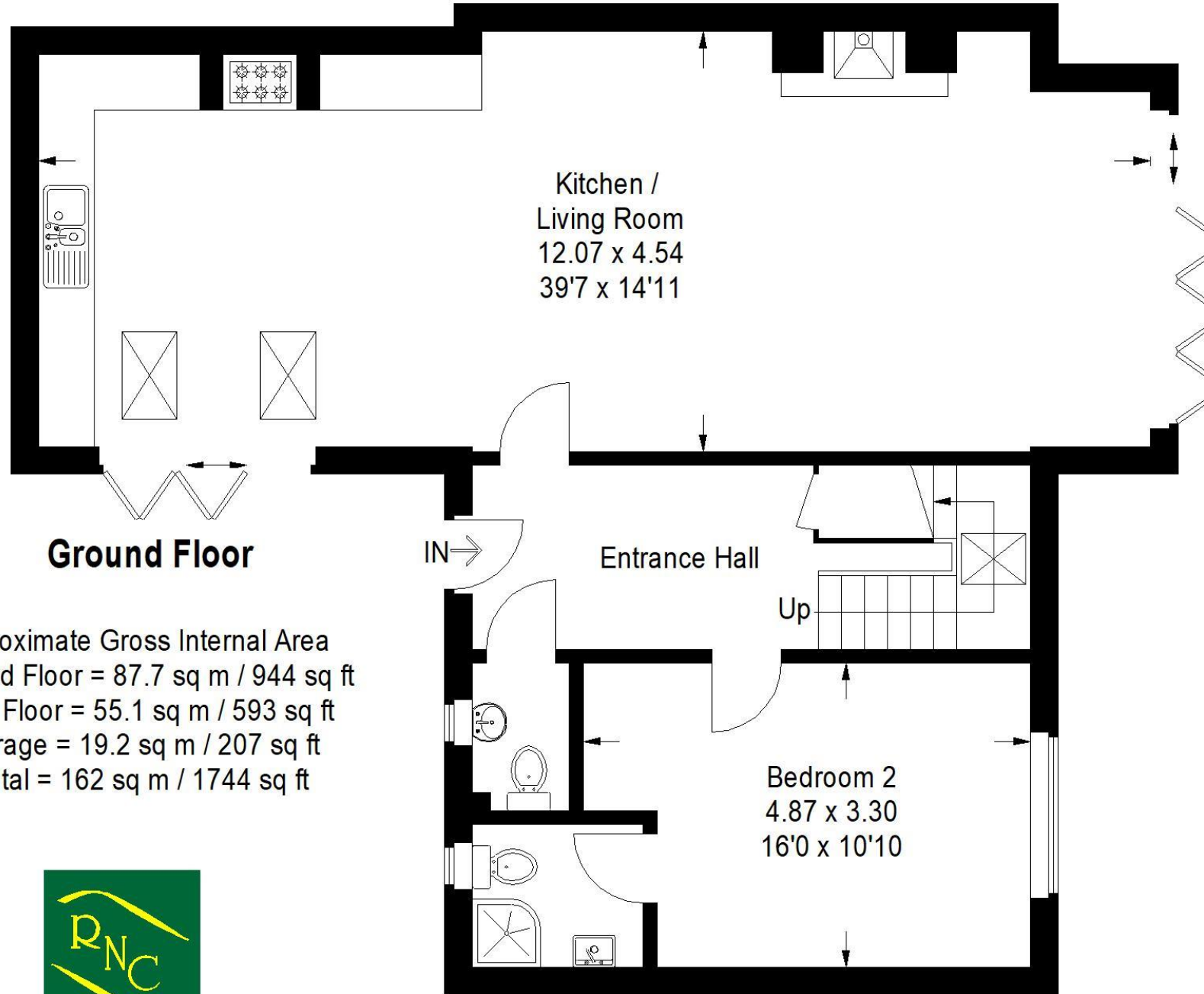
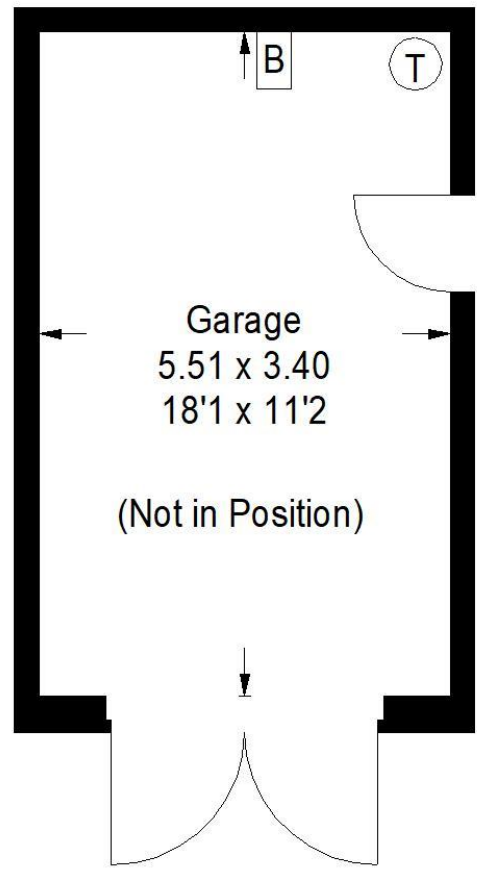
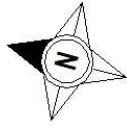
#### **Directions:**

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. Continue to the end of the road and after 0.75 of a mile the road bears to the left and The Coach House can be found on the right.

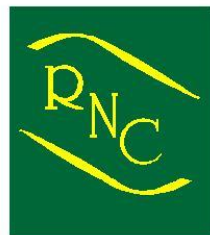
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, 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:** E

# The Drive, Ifold

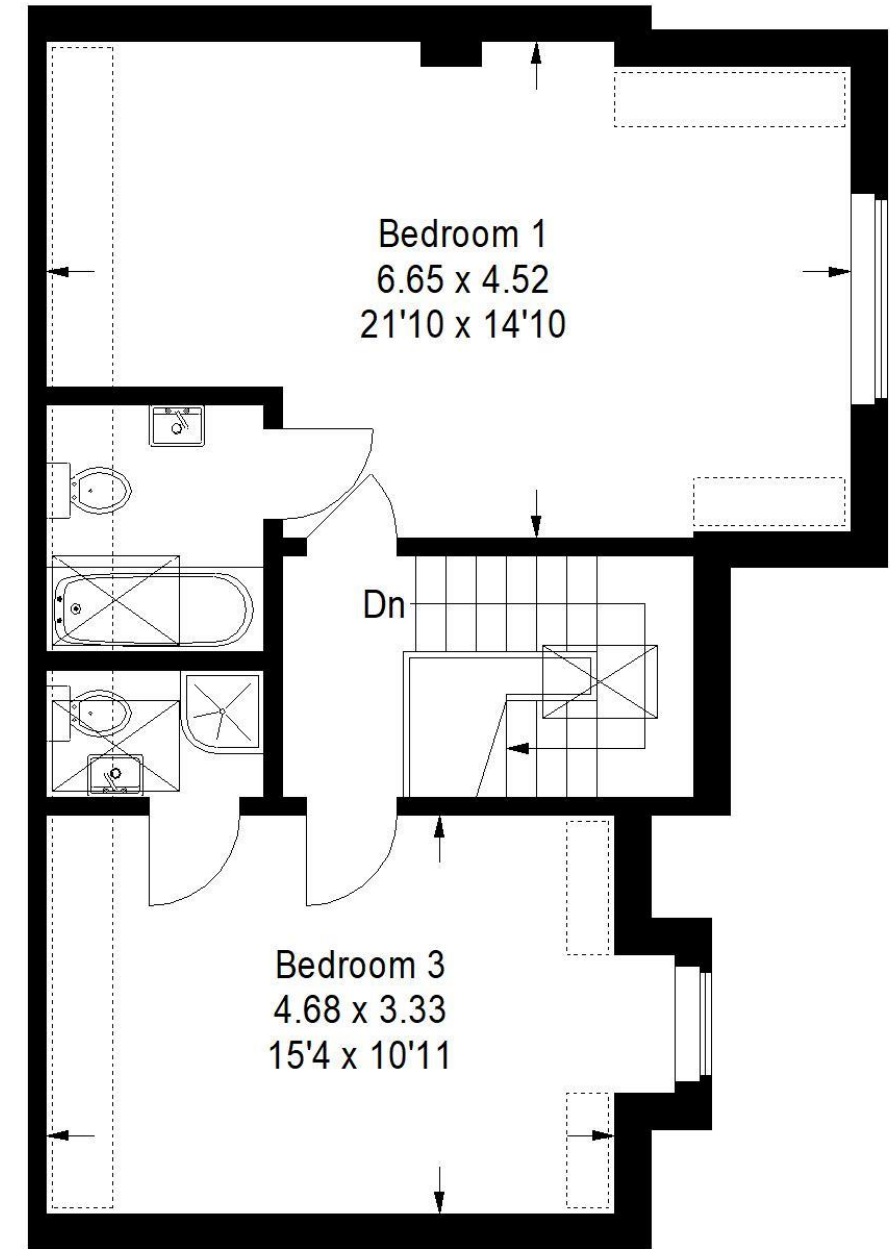


Approximate Gross Internal Area  
Ground Floor = 87.7 sq m / 944 sq ft  
First Floor = 55.1 sq m / 593 sq ft  
Garage = 19.2 sq m / 207 sq ft  
Total = 162 sq m / 1744 sq ft



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.

= Reduced headroom below 1.5 m / 5'0



**First Floor**





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