



**Hurstwood**  
**Plaistow Road, Ifold, RH14 0TU**  
**Asking Price: £1,175,000 Freehold**



**\* Detached, modern family home \* Five double bedrooms \* Three bathrooms \***  
**\* Four reception rooms \* Good sized garden \***  
**\* Detached double garage \* EPC Rating: D \***

**A well presented detached five bedroom home, situated on a good sized garden plot in this popular semi-rural residential area. The property's accommodation is well planned with a welcoming reception hall leading to a bright and sunny triple aspect sitting room, good sized dining room, large conservatory overlooking the garden, study and an impressive kitchen/breakfast room with family area and a utility room completing the ground floor. Stairs rise to the first floor, where there are five double sized bedrooms with the principal bedroom and guest bedroom having ensuite facilities and a modern family bathroom completes the first floor. Outside, the property is approached via a good sized driveway leading to a double garage, rear garden, paved patio extending onto large areas of lawns with well established trees and shrubs in and around. We highly recommend a visit to fully appreciate the accommodation on offer.**

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: Entrance Hall ~ Study: 7' 10" x 6' 4" (2.39m x 1.93m) ~ Cloakroom ~ Kitchen/Breakfast/Family Room: 19' 9" x 15' 11" (6.01m x 4.84m) Utility ~ Dining Room: 15' 1" x 11' 8" (4.59m x 3.56m) ~ Conservatory: 23' 0" x 10' 8" (7.00m x 3.25m) ~ Sitting Room: 25' 3" x 12' 0" (7.69m x 3.65m)**

**First Floor: Bedroom One: 14' 11" x 12' 6" (4.54m x 3.80m) ~ Ensuite ~ Bedroom Two: 12' 8" x 12' 4" (3.87m x 3.75m) ~ Ensuite Bedroom Three: 15' 9" x 10' 0" (4.79m x 3.04m) ~ Bedroom Four: 12' 4" x 12' 4" (3.77m x 3.75m) ~ Bedroom Five: 11' 10" x 11' 7" (3.60m x 3.52m) Bathroom**

**Outside: Garage: 17' 2" x 17' 0" (5.24m x 5.18m)**

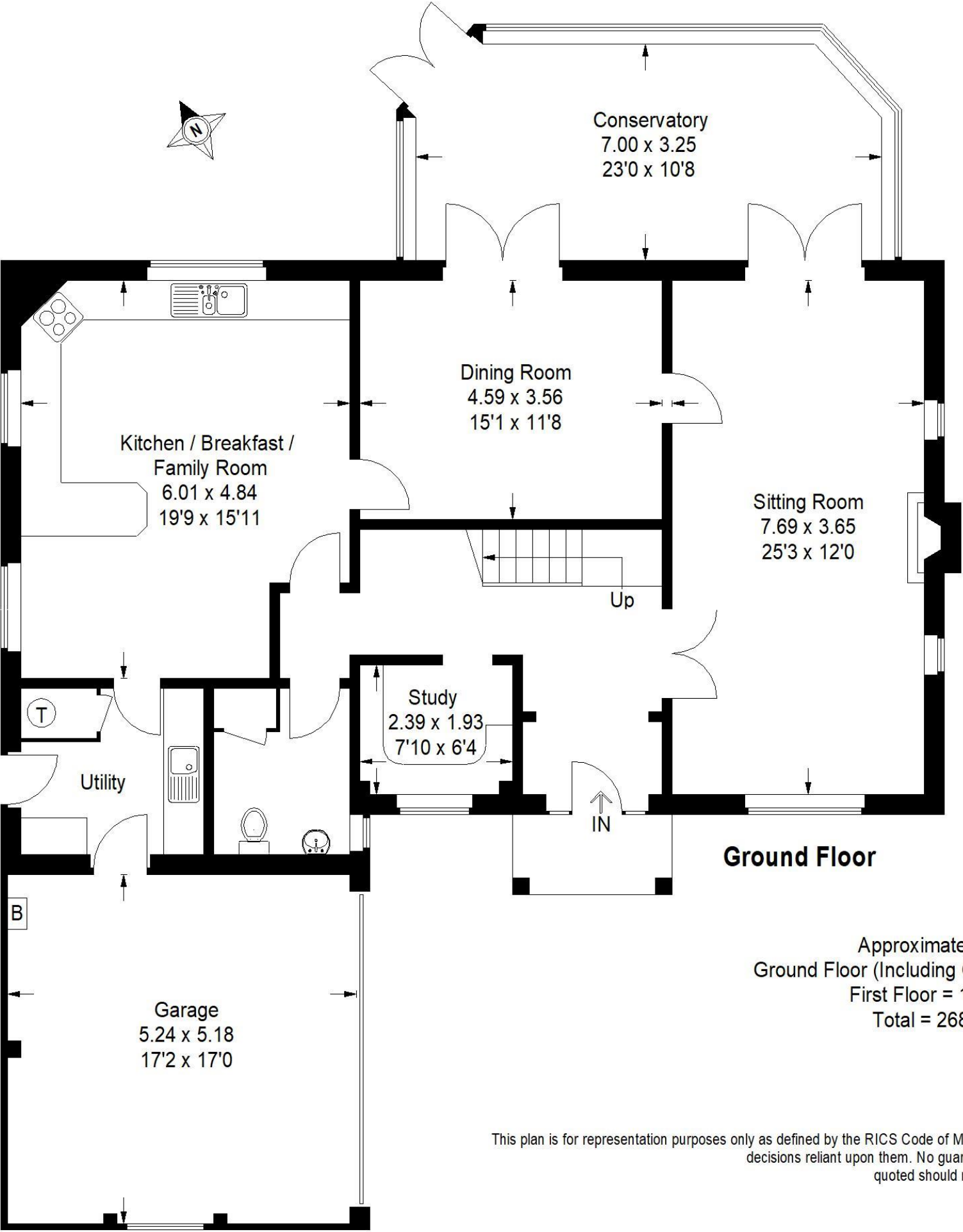
#### **Directions:**

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 entering the village, continue along the Plaistow Road passing the village shop and Hurstwood can be found after approximately 1/4 of a mile on the right hand side.

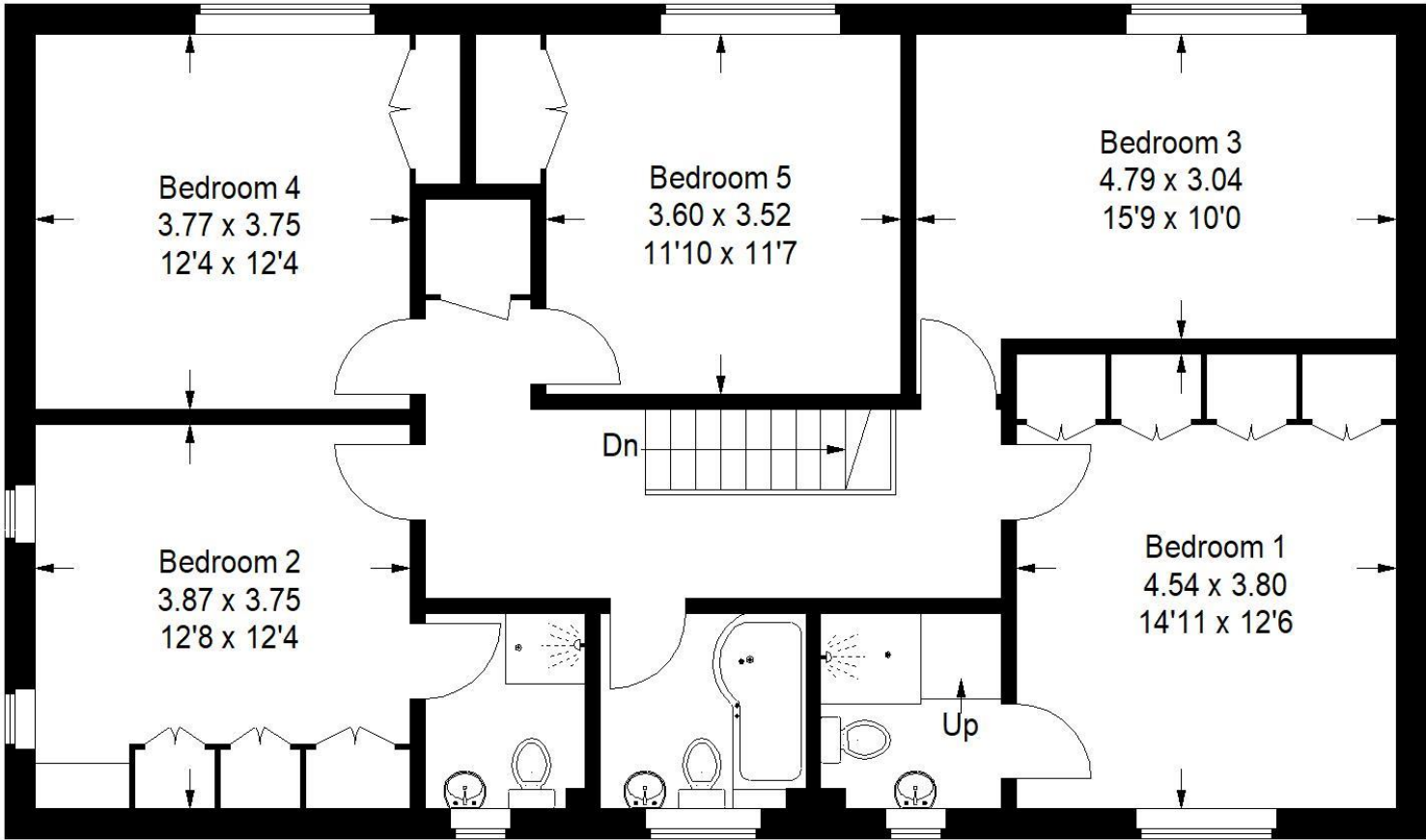
**Important Notice:** For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order,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

Hurstwood, Plaistow Road, Ifold



Ground Floor



First Floor

Approximate Gross Internal Area  
Ground Floor (Including Garage) = 163.1 sq m / 1756 sq ft  
First Floor = 105.4 sq m / 1134 sq ft  
Total = 268.5 sq m / 2890 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.





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