



Bay Trees
6 The Close, Ifold

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ESTATE AGENT
Est. 1991

- * Spacious four double bedroom family home * Self contained one bedroom annexe ***
*** Impressive open plan contemporary kitchen/dining/family room * Two further reception rooms ***
*** Principal bedroom with refitted ensuite * Refitted family bathroom ***
*** Quiet end of close position * No onward chain * EPC: D ***

6 The Close, Ifold, RH14 0TP
Asking Price: £1,050,000- Freehold

A beautifully presented detached family home situated at the end of a small no through road on this private residential estate. The property offers an adaptable arrangement of accommodation featuring a welcoming reception hall with cloakroom off, sitting room with fireplace, study/playroom and a most impressive kitchen/dining/family room area which is beautifully fitted with modern contemporary style units. There is a super island unit incorporating a breakfast bar and a wealth of storage units and extensive work surfaces. The kitchen extends round into the family area and enjoys aspects over the garden with patio doors leading outside. From the kitchen there is a utility room which in turn extends to the annexe area which has been tastefully modernised having a ground floor living room with separate access to the outside and a personal door to the double garage. Stairs rise from the annexe sitting room to a double bedroom with ensuite shower room. From the main reception hall, stairs rise to the first floor where there is a principal bedroom suite with a comprehensive range of fitted wardrobe cupboards and an impressive refitted bathroom with walk in shower and a separate free standing bath and his and hers basins. There are three further double bedrooms all with fitted wardrobe cupboards and a family bathroom with separate bath and shower. Outside, there is an extensive driveway providing plenty of parking leading to the double garage there is an additional parking area to the front and side access leads onto the rear garden, where there is a paved patio stepping onto lawns with flower and shrub borders all around. The garden then extends to the side and rear of the property where there is a further patio area and lawns and a concrete hard standing area ideal for a workshop or home office. We highly recommend a visit to fully appreciate the space and quality of accommodation on offer and the property is offered for sale with no onward chain.

Situation:

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 ~

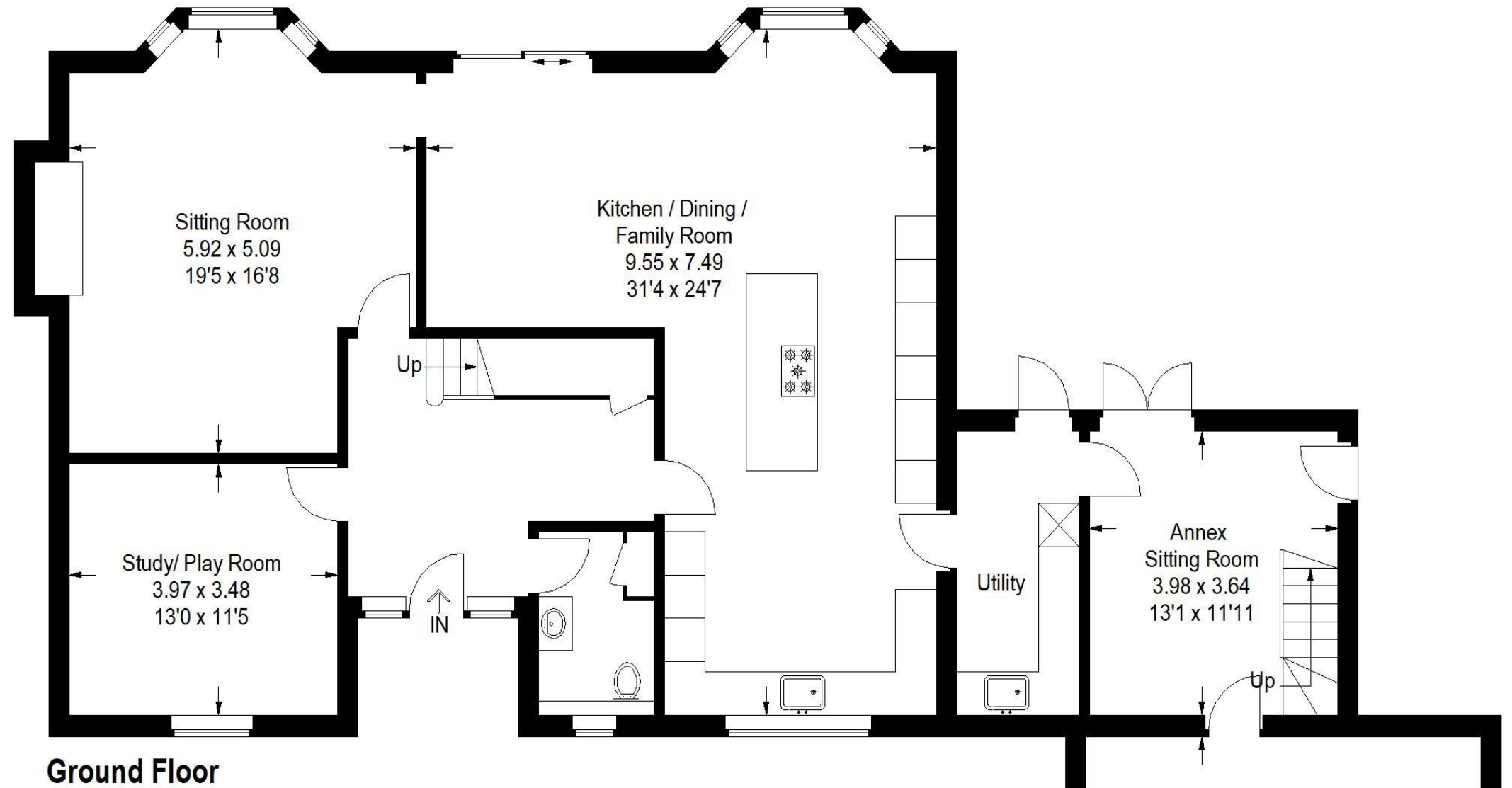
Ground Floor: ~ **Entrance Hall:** ~ **Cloakroom:** ~ **Kitchen/Dining/Family Room:** 31' 4" x 24' 7" (9.55m x 7.49m) ~ **Sitting Room:** 19' 5" x 16' 8" (5.92m x 5.09m) ~ **Study/Playroom:** 13' 0" x 11' 5" (3.97m x 3.48m) ~ **Utility room:** ~ **Annexe Sitting Room:** 13' 1" x 11' 11" (3.98m x 3.64m)
First Floor: ~ **Bedroom One:** 15' 2" x 14' 3" (4.62m x 4.34m) ~ **Ensuite:** ~ **Bedroom Two:** 14' 4" x 11' 0" (4.36m x 3.35m) ~ **Bedroom Three:** 12' 9" x 12' 1" (3.88m x 3.69m) ~ **Bedroom Four:** 13' 0" x 11' 4" (3.96m x 3.46m) ~ **Bathroom:** ~ **Annexe Bedroom:** 18' 8" x 13' 0" (5.70m x 3.97m) ~ **Ensuite**
Outside: ~ **Garage:** 21' 5" x 19' 0" (6.52m x 5.78m) ~ **Services:** Oil fired heating, mains drains, electricity and water ~ **Management charge:** £280.00 per annum

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. Turn right into The Drive, continue half way down the road and turn left into The Close and the property can be found at the end on the left hand side.

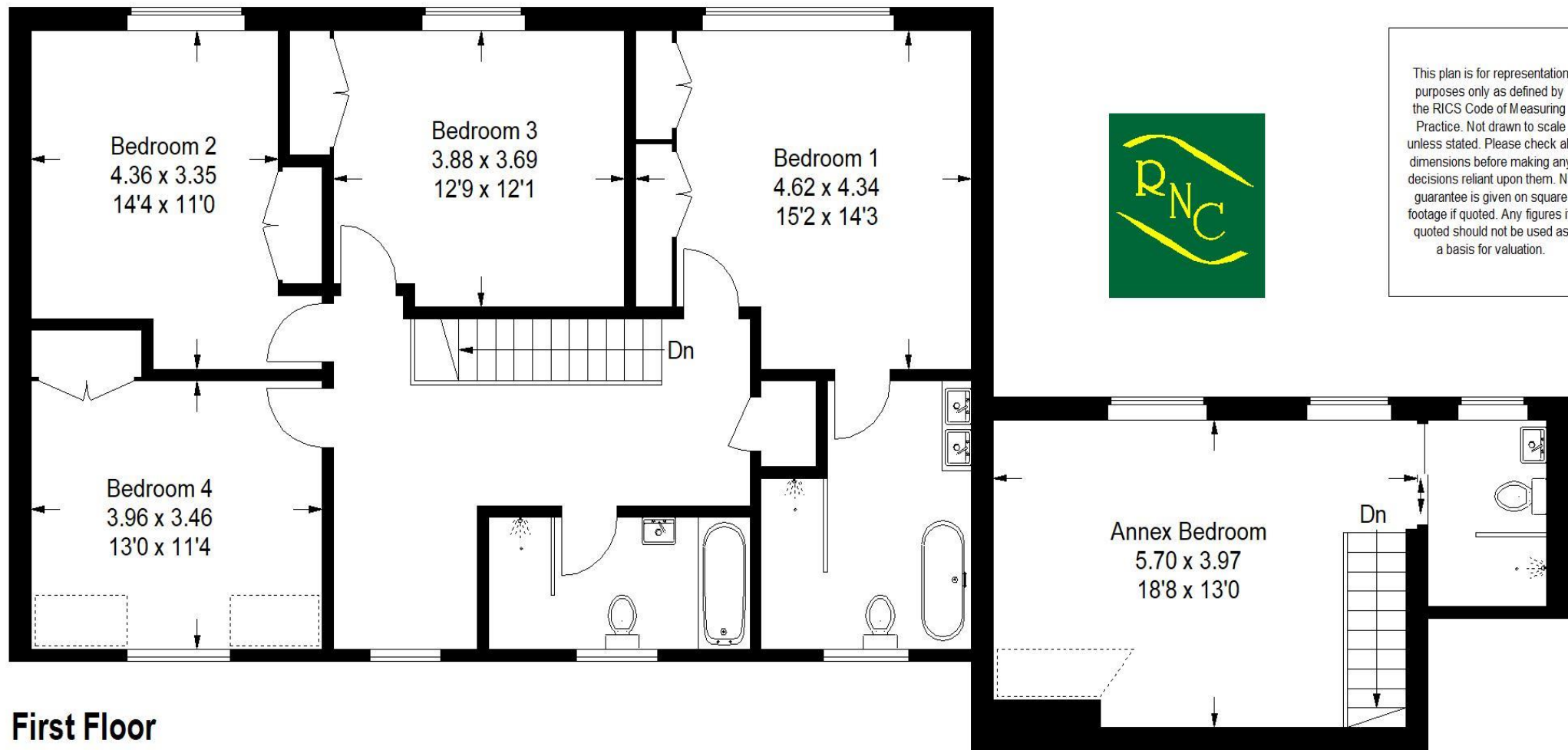
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

The Close, Ifold

Approximate Gross Internal Area
 Ground Floor = 175.9 sq m / 1893 sq ft
 (Including Garage)
 First Floor = 129.4 sq m / 1393 sq ft
 (Including Garage)
 Total = 305.3 sq m / 3286 sq ft
 (Including Annex)




Ground Floor

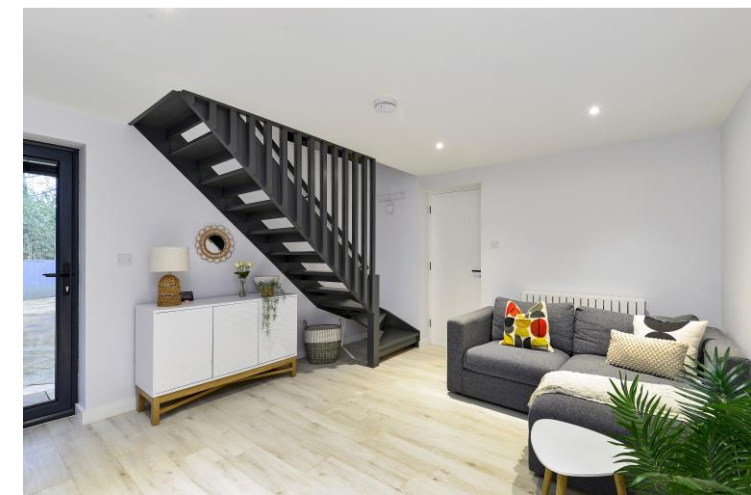


First Floor

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







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www.rogercoupe.com
3 Bank Buildings, High Street, Cranleigh, Surrey GU6 8BB
T: 01483 268555 e: housesales@rogercoupe.com