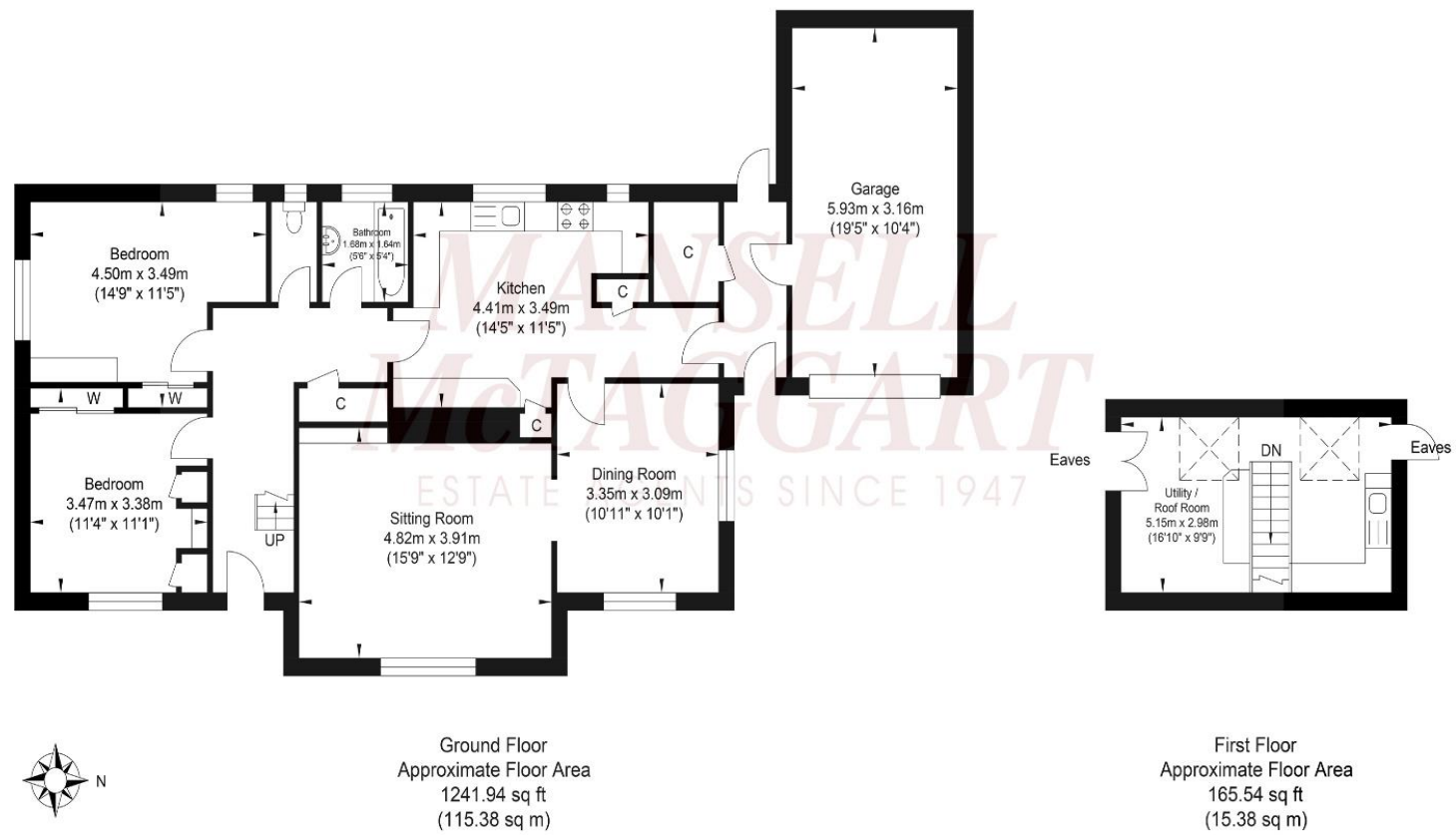


The Drive



in brief...

- Mature two-bedroom detached bungalow
 - Grounds extending to approximately half an acre
 - Sought-after and enviable location
 - Vast potential for future development
 - No ongoing chain
- Detached garage & driveway parking
 - Countryside walks on your doorstep
 - Estate Charge: £300 approximately per year
 - EPC Rating: E
 - Council Tax Band: F



more detail...

“Shangri-La” is a mature, two-bedroom, detached home located in the heart of Ifold Village. The current accommodation is arranged over two floors and set within formal grounds, of approximately half an acre. The property now requires modernisation, therefor providing a perfect purchase for those seeking to create a home to their own design. Furthermore, there is vast scope to add further accommodation, subject to planning permission. The property is perfectly placed for commuting. The neighbouring villages of Plaistow and Loxwood have many amenities, including pre-school nursery, primary schools, post offices, village stores and a doctors' surgery. The village of Billingshurst is six miles to the south-east has a sixth form centre and a mainline station to Victoria.

The current accommodation features a great deal of reception space on offer with two large reception rooms on the ground floor in addition to the kitchen, utility cupboard, two bedrooms, cloakroom, and a bathroom. The loft space has been partially converted into a hobby room with kitchenette and generous eaves storage either side.

Further attributes include an oil-fired central heating system, double glazing, and vacant possession.

The property is situated to the front of its plot, of approximately half an acre. The house is set back from the road with a large driveway offering parking for multiple vehicles, detached garage and natural borders providing a high degree of privacy. With wonderful well stocked beds and borders, there is also a selection of mature trees and a stone terrace.

We highly recommend a viewing of this property to fully appreciate the opportunity and potential this property has on offer.



the location...

The hamlet of Ifold has a pleasing mix of houses and bungalows all surrounded by excellent footpaths and bridleways whilst in nearby Loxwood there is a farm shop/post office, butcher, and hairdressers. The village of Plaistow is also located close-by and has its own village store/post office. Within easy driving distance, being some 5 miles to the east, is the small town of Billingshurst with its more comprehensive shopping facilities and mainline railway station with a fast and frequent service to London (Victoria/London Bridge 65 minutes), Gatwick Airport and the south coast. There are schools for all age groups within the locality, both state and independent. The nearby villages of Plaistow and Loxwood have their own primary schools, both of which include an infant department. The Weald Comprehensive School and Sixth Form Centre is in Billingshurst along with Billingshurst Primary School, which again, includes an infant department. Independent schools within the area include Pennthorpe in Rudgwick, Farlington Girls School in Broadbridge Heath and Cranleigh Independent School. There are excellent road links via the A264, A272, A29 and A24 linking with the main motorway network and the major towns of Guildford, Horsham and Chichester are all within easy reach.

Please check google maps for exact distances and travel times (property postcode: RH14 OTD)