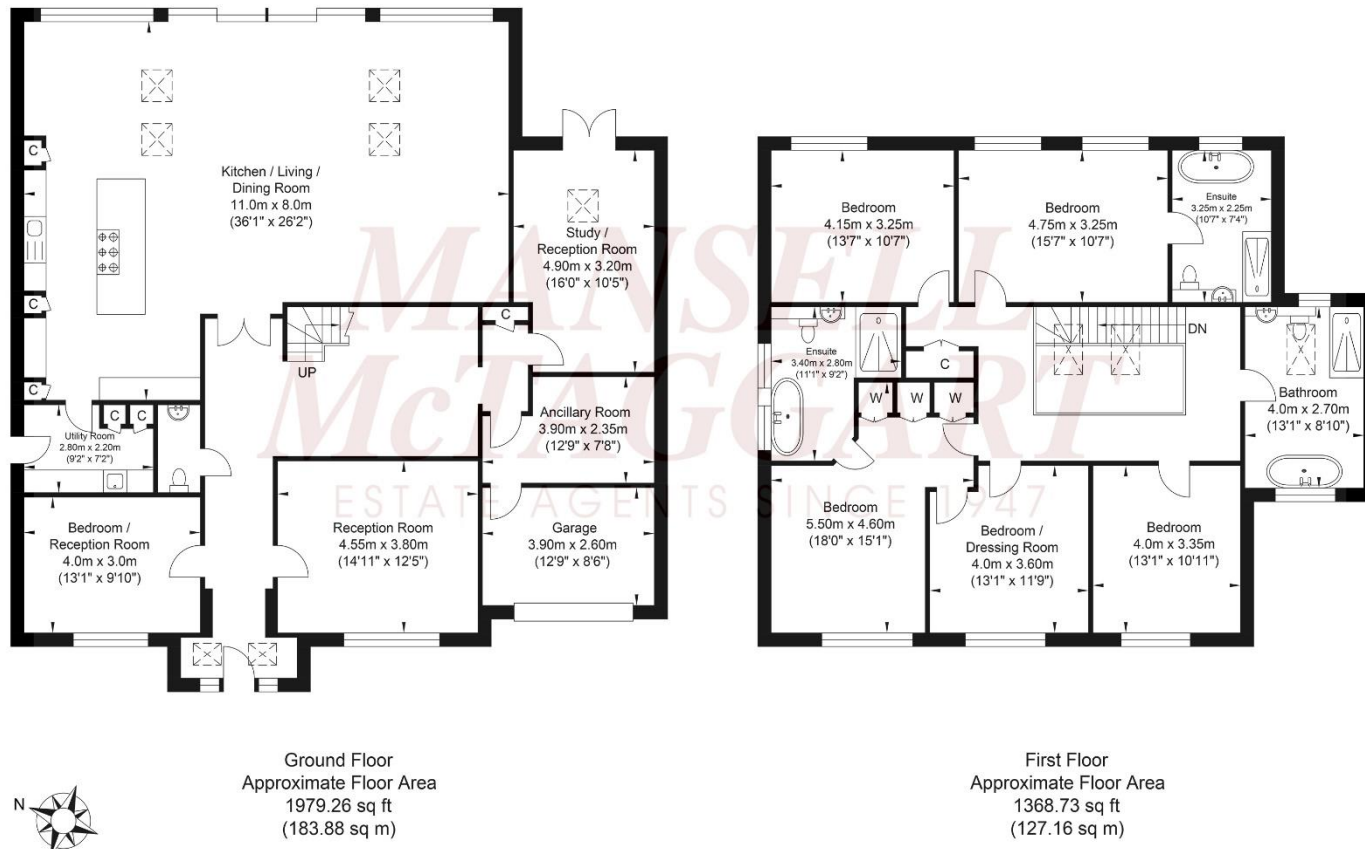


The Drive, Ifold



Approximate Gross Internal Area (Including Garage) = 311.04 sq m / 3348.0 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



in brief...

- Individual five/six bedroom detached residence
- Finished to an exacting standard
- Four exceptional reception rooms
- Superb galleried landing
- 1/3-acre landscaped plot & formal gardens
- Wow-factor kitchen/dining/family room
- Sought-after and enviable location
- Countryside walks on your doorstep
- EPC Rating: D
- Council Tax Band: F



more detail...

Occupying an outstanding position within the highly sought-after Ifold Estate, Corbiere is a beautifully presented family home with bright, versatile accommodation of excellent proportions, the property boasts six bedrooms and a wealth of outstanding living space. Extending to 3348sq ft, there is a clear sense of design with the orientation of the house taking full advantage of the setting with large comfortable rooms and an overall atmosphere of well-appointed informality.

The quality of finish, and attention to detail are immediately evident upon entry. The reception hall features porcelain solid oak flooring, vast vaulted ceiling, and a stunning oak staircase with a superb galleried landing. The accommodation and each of the magnificent reception rooms is presented impeccably. The living room benefits from a large picture window, welcoming an abundance of natural light, while the sitting/sixth bedroom enjoys views across the front aspect. The family room/home office features double doors opening onto its own, private courtyard style garden. The rear of the house is where the wow-factor lies, with an exquisite open plan kitchen/dining/family room created in 2018. This excellent space is flooded with natural light through the large floor to ceiling, sliding doors that open on to the garden. There are three separate zones with underfloor heating and tiled flooring flowing throughout. Generous cosier living area, whilst the kitchen itself boasts granite worktops, central island and a range of integrated appliances and useful separate utility room. The principal bedroom benefits from a high-specification en-suite, range of fitted storage, plus access to an adjoining double bedroom, currently used as a dressing room.. The guest bedrooms offer beautiful en-suite shower rooms. While two, further generous bedrooms share the first-floor family bathroom.

Individual homes of this calibre are seldom available in such a special setting and viewing is considered essential to fully appreciate this opportunity.

Step Outside...

The large, raised terrace provides the perfect spot for 'al-fresco' dining during the summer months, with space designed for a hot tub, whilst the remainder of the garden is private and easily maintained. The entire plot is enclosed by fencing and measures just under 1/3 acre.

To the front, the garden & house are well-screened. There is a large gravel, in/out driveway, and access to the garage with electric roller door. The front could also accommodate a detached carriage barn, subject to the necessary planning permissions.



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 located 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)