



THE DRIVE, IFOLD

THIS 4/5 BEDROOM HOME IS THE ULTIMATE BACKDROP FOR ENTERTAINING, DESIGNED FOR HOSTING FRIENDS AND FAMILY, COMPLETE WITH A LUXURIOUS MASTER SUITE, A STUNNING LIVING KITCHEN SPACE, HOME OFFICE, POTENTIAL ANNEX, LARGE PATIO WITH BBQ AREA AND GARDEN ROOM CURRENTLY USED AS A GYM.

HOUSE

THIS IMPRESSIVE FOUR-BEDROOM DETACHED HOME OFFERS BEAUTIFULLY DESIGNED LIVING SPACES, LUXURIOUS FINISHES, AND THE IDEAL SETTING FOR WELCOMING FRIENDS AND FAMILY IN STYLE.

FROM THE MOMENT YOU ARRIVE, THE EASY PARKING AND CHARMING FRONT VERANDA SETS THE TONE.

STEP THROUGH THE FRONT DOOR INTO A SPACIOUS, WELCOMING HALLWAY THAT OFFERS THE FIRST HINTS OF A HOME DESIGNED WITH BOTH STYLE AND EVERYDAY LIVING IN MIND.

AT THE HEART OF THIS HOME LIES A BREATHTAKING OPEN-PLAN KITCHEN AND LIVING SPACE, THOUGHTFULLY DESIGNED FOR BOTH EVERYDAY COMFORT AND EFFORTLESS ENTERTAINING. A LARGE STATEMENT KITCHEN ISLAND TAKES CENTRE STAGE, COMPLEMENTED BY HIGH-END FINISHES AND PLENTY OF STORAGE.

THE SITTING ROOM OVERLOOKS THE REAR PATIO AND HAS A COSY WOOD-BURNING STOVE THAT BRINGS WARMTH AND ATMOSPHERE THROUGHOUT THE SEASONS.

CLEVER HIDDEN STORAGE SOLUTIONS ARE SEAMLESSLY INTEGRATED, WHILE UNIQUE DESIGN FEATURES - INCLUDING A DELIGHTFUL BUILT-IN FAIRY HOUSE ADD PERSONALITY AND CHARM, MAKING THIS A HOME THAT TRULY DELIGHTS GUESTS OF ALL AGES.

A SECONDARY KITCHEN/UTILITY ROOM, PLAY ROOM AND ADJOINING OFFICE PROVIDE EXCELLENT FLEXIBILITY. WHETHER USED FOR MULTI-GENERATIONAL LIVING, WORKING FROM HOME, HOBBY SPACE, OR EVEN CONFIGURED AS AN ANNEX, THIS AREA ADAPTS BEAUTIFULLY TO CHANGING NEEDS.

UPSTAIRS, THE MIDDLE LEVEL HOSTS THREE WELL-PROPORTIONED BEDROOMS, TWO DOUBLES AND A SINGLE, ONE BENEFITTING FROM ITS OWN EN-SUITE, ALONGSIDE A STYLISH FAMILY BATHROOM.

A FURTHER SHORT FLIGHT OF STAIRS LEADS TO THE SHOW-STOPPING LUXURIOUS MASTER SUITE - A PRIVATE RETREAT THAT IS GENEROUSLY PROPORTIONED AND THOUGHTFULLY DESIGNED. THIS IMPRESSIVE SPACE FEATURES A LARGE DRESSING ROOM, A BEAUTIFULLY APPOINTED EN-SUITE BATHROOM, AND ELEVATED VIEWS OVER THE REAR GARDEN, OFFERING A PEACEFUL SANCTUARY AT THE END OF THE DAY.

PROPERTY FEATURES

OUTSIDE

OUTSIDE, THE HOME CONTINUES TO IMPRESS. A LAWNED GARDEN IS COMPLEMENTED BY A SUBSTANTIAL PATIO TERRACE, IDEAL FOR SUMMER DINING, WHILE THE COVERED BARBECUE AREA ENSURES YEAR-ROUND ENTERTAINING,

THE LARGE GARDEN BUILDING PROVIDES EXCITING POTENTIAL AND COULD BE INSULATED TO CREATE A SUPERB HOME OFFICE, ITS CURRENTLY BEING USED AS A GYM.

BLENDING LUXURY, CHARACTER, AND PRACTICALITY, THIS IS A HOME MADE FOR BRINGING PEOPLE TOGETHER — A PLACE WHERE CELEBRATIONS ARE HOSTED WITH EASE AND LASTING MEMORIES ARE MADE.

THE AREA

NESTLED IN THE SOUGHT-AFTER VILLAGE OF IFOLD IN WEST SUSSEX, THIS EXCEPTIONAL HOME ENJOYS THE BEST OF RURAL TRANQUILLITY WITH CONVENIENT ACCESS TO EVERYDAY AMENITIES (LOXWOOD SHOP).

JUST A SHORT DRIVE AWAY IS BILLINGSHURST, A THRIVING VILLAGE COMMUNITY WITH A RANGE OF INDEPENDENT SHOPS, SUPERMARKETS, SCHOOLS, AND LEISURE CENTRE.

BILLINGSHURST'S WELL-CONNECTED TRAIN STATION PROVIDES REGULAR SERVICES TO LONDON VICTORIA AND LONDON BRIDGE.

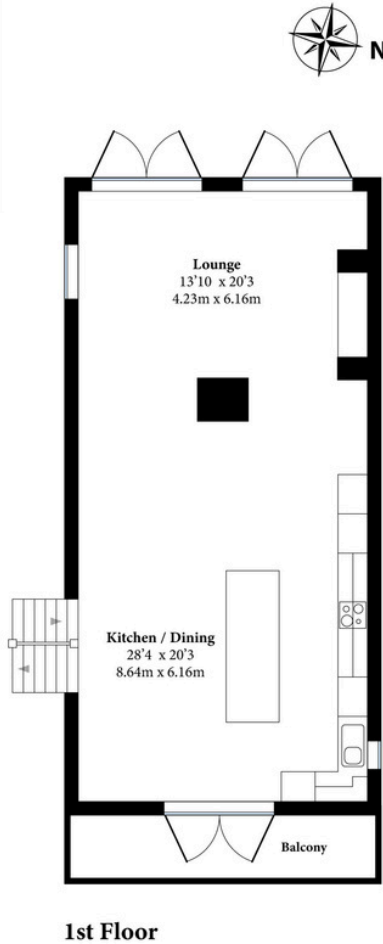
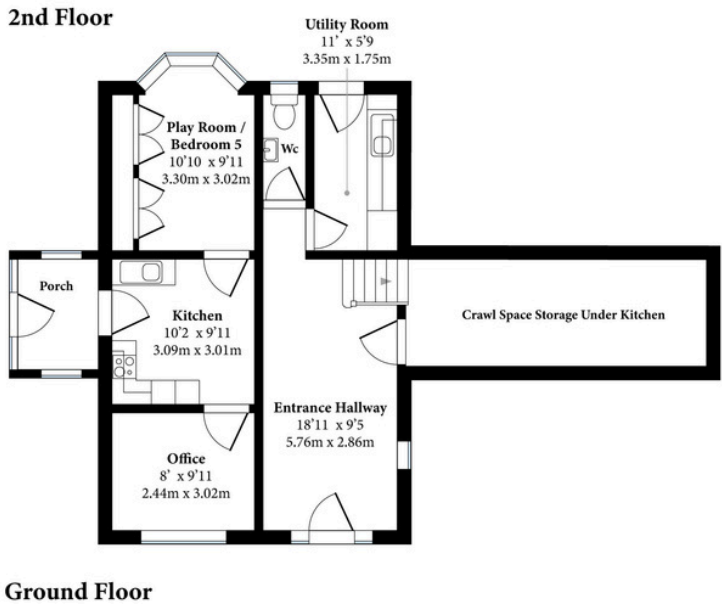
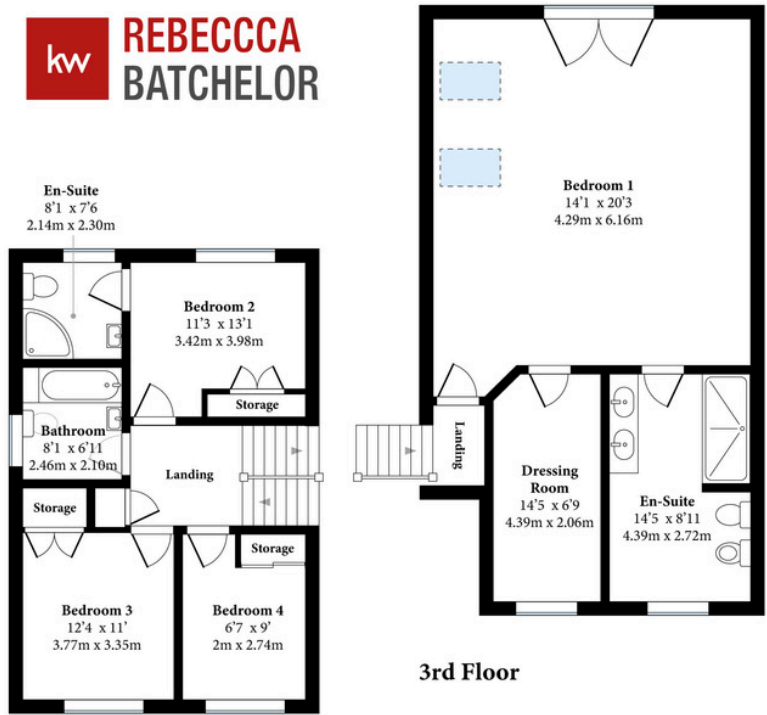
THE AREA OFFERS A RELAXED COUNTRYSIDE LIFESTYLE RICH IN BEAUTIFUL WALKING ROUTES ALONG THE CANAL AND HOME TO SOME GREAT LOCAL PUBS.







"I ABSOLUTELY LOVE DECORATING THE VERANDA FOR EACH SEASON — THE GRANDCHILDREN GET SO EXCITED TO SEE IT."



PROPERTY INFORMATION

- **COUNCIL TAX:** CHICHESTER DISTRICT COUNCIL, BAND G (£3,938.17 PER ANNUM)
- **SERVICES:** OIL CENTRAL HEATING, MAINS SEWERAGE.
- **TENURE:** FREEHOLD

Sturbridge, Ifold

Approximate Internal Area:
(excluding storage / balcony)

267.2sq m / 2876.6 sq ft

Floor plan for illustrative purposes only, features and room dimensions may not be to scale. However every care has been taken to provide

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

TO ARRANGE A VIEWING OR FOR MORE INFORMATION CALL REBECCA **07464 043045**