



The Laurels
Chalk Road, Ifold, RH14 0UD
Offers in Excess of £750,000 Freehold

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1991-2021
30
YEARS

*** Substantial detached family home * Four/five bedrooms * In need of modernisation ***

*** Large 0.4 of an acre plot * Various outbuildings * No onward chain ***

*** EPC Rating: TBC ***

A substantial detached family home offering a particularly adaptable arrangement of accommodation situated on a good size corner garden plot in this semi-rural location. The property offers huge potential to update and improve with the updating of kitchens and bathrooms. The accommodation is arranged over two floors having sitting room with garden room off, dining room, kitchen/breakfast room, utility, two double bedrooms, single bedroom/study and bathroom on the ground floor. On the first floor there is a large landing, principal bedroom with en-suite bathroom, second double bedroom and a family bathroom. Outside there is plenty of off road parking leading to a carport and garage flanked by lawns. Side accesses to the rear garden which is of a good size with extended areas of lawns interspersed by established trees and shrubs and fruit trees. There are two substantial garden stores. We highly recommend a visit to fully appreciate the potential on offer.

Ifold is a rural hamlet lying approximately 2 miles between the villages of Plaistow and Loxwood, both having a local stores 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 ~ Sitting Room: 18' 1" x 13' 6" (5.51m x 4.11m) ~ Garden Room: 27' 11" x 8' 11" (8.50m x 2.72m)
Dining Room: 12' 3" x 12' 10" (3.73m x 3.91m) ~ Kitchen/Breakfast Room: 14' 8" x 10' 10" (4.47m x 3.30m) ~ Utility Room: 11' 10" x 9' 8" (3.60m x 2.94m)
Bedroom Three: 13' 7" x 12' 10" (4.14m x 3.91m) ~ Bedroom Four: 13' 7" x 10' 0" (4.14m x 3.05m)
Study/Bedroom Five: 10' 0" x 7' 7" (3.05m x 2.31m) ~ Shower/Bathroom**

First Floor:- ~ Bedroom One: 18' 1" x 12' 9" (5.51m x 3.88m) ~ En-Suite Bathroom ~ Bedroom Two: 13' 8" x 13' 0" (4.16m x 3.96m) ~ Family Bathroom

**Outside:- ~ Carport ~ Garage: 18' 11" x 9' 10" (5.76m x 2.99m) ~ Shed: 9' 11" x 6' 4" (3.02m x 1.93m) ~ Gardens
Store One: 11' 5" x 11' 1" (3.48m x 3.38m) ~ Store Two: 9' 11" x 9' 10" (3.02m x 2.99m)**

**Services:- Oil fired heating, all other mains services connected.
Service Charge for private road - £260 per annum to Ifold Estates**

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 and continue past the Ifold Stores along the Plaistow Road and after approximately quarter of a mile turn right into Chalk Road and The Laurels can be found on the left hand side, just past the turning to The Ride.

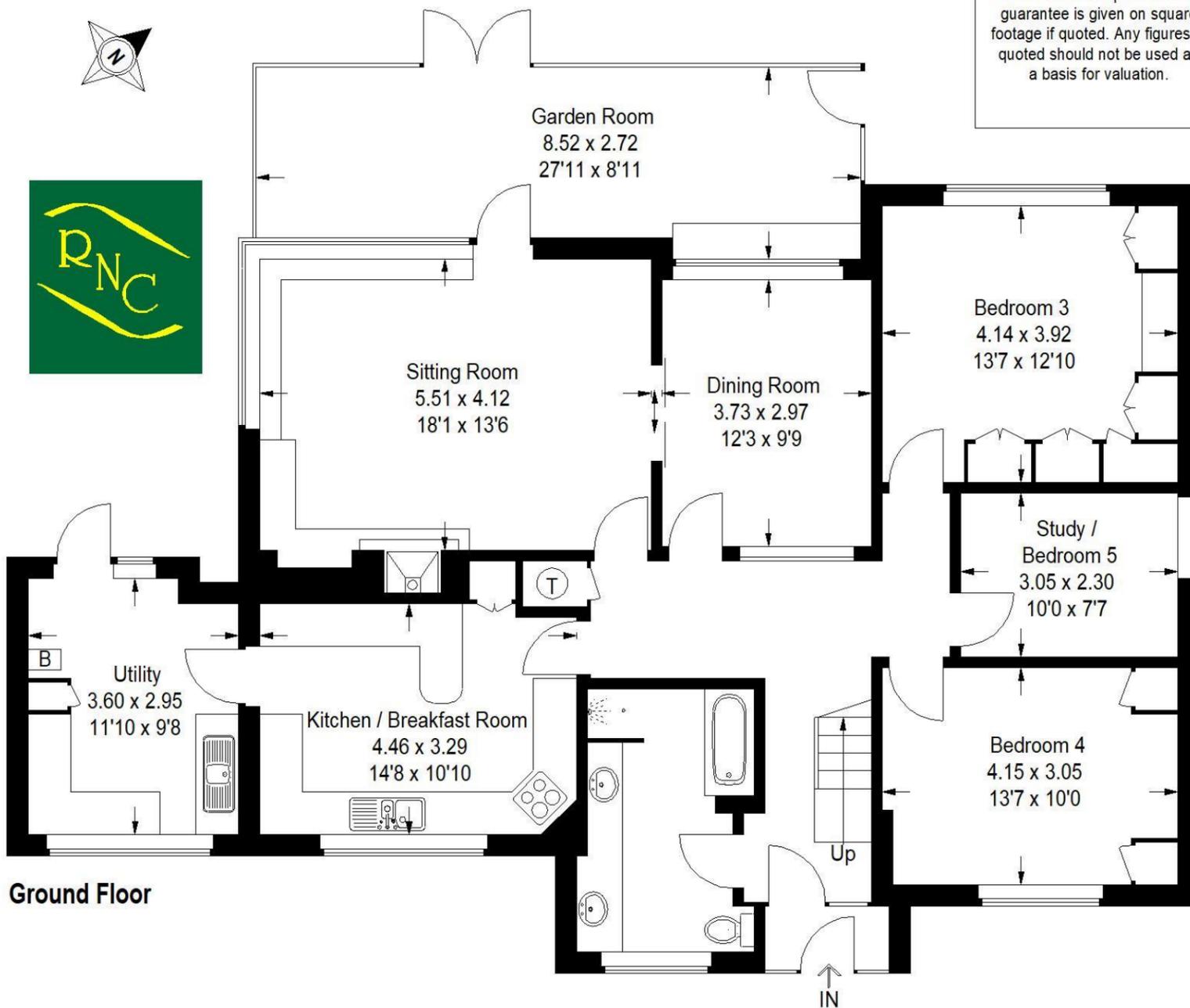
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or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

The Laurels, Chalk Road, Ifold

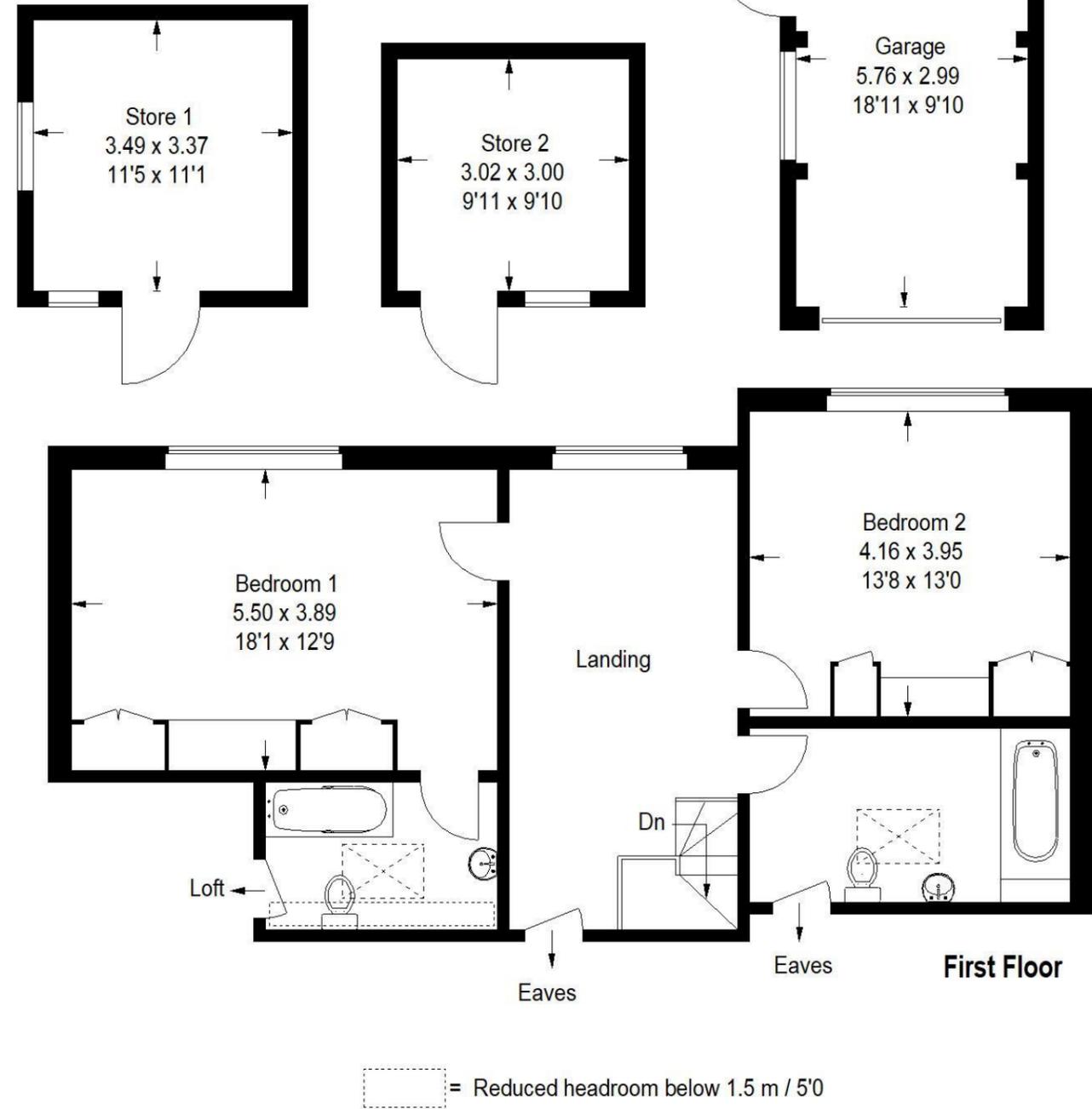
Approximate Gross Internal Area
 Ground Floor = 152.8 sq m / 1645 sq ft
 First Floor = 73.2 sq m / 788 sq ft
 Stables = 20.7 sq m / 223 sq ft
 Garage / Shed = 23.5 sq m / 253 sq ft
 Total = 270.2 sq m / 2909 sq ft

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.



Ground Floor

(Outbuildings not in position)



First Floor



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