



2 The Olde Garden
The Lane, Ifold, RH14 0UH
Asking Price: £925,000 Freehold

ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

*** Individual detached family home * Five bedrooms * Three bathrooms *
* Impressive open plan kitchen/dining room * Utility room *
* Lovely part walled garden with southerly aspect * Plenty of driveway parking * EPC Rating: C ***

Number 2 The Olde Garden is one of three attractive modern family homes built in 2018 situated in this popular semi rural residential area. The property offers a spacious arrangement of accommodation over two floors and is approached via five bar gates and a brick pavior driveway providing plenty of parking leading to the front door. You are greeted by a most welcoming reception hall with sitting room off and a feature fireplace, family room, boot room, cloakroom and an impressive kitchen/dining room with comprehensively fitted kitchen with central island unit and double doors leading to a good size garden which enjoys a bright and sunny southerly aspect. Completing the ground floor is utility room. Stairs rise to the spacious first floor landing where there are five bedrooms and three bathrooms, two of which are ensuite. The principal bedroom has a comprehensive range of fitted wardrobe cupboards and aspects over the garden.

Outside, one of the key features of the property is the beautiful original brick walled garden from the original Ifold Estate manor house, which part encloses the garden and has paved patios adjoined by good size lawns and outside entertaining areas which is ideal for al fresco entertaining during the summer months. The boundaries are formed by established hedging and fencing providing good degrees of privacy and we highly recommend an early visit to fully appreciate the accommodation 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: ~ Sitting Room 17' 9" x 14' 3" (5.40m x 4.34m) ~ Family Room 13' 10" x 9' 3" (4.21m x 2.82m) ~ Kitchen/Breakfast Room 24' 6" x 14' 6" (7.48m x 4.43m) ~ Utility Room 14' 3" x 6' 6" (4.35m x 1.99m) ~ Boot Room 12' 2" x 9' 3" (3.71m x 2.82m) ~ Cloakroom

First Floor: ~ Bedroom One 15' 3" x 14' 7" (4.66m x 4.44m) ~ Bedroom Two 10' 6" x 9' 9" (3.2m x 2.98m) ~ Bedroom Three 13' 3" x 9' 3" (4.04m x 2.82m) ~ Bedroom Four 11' 2" x 9' 11" (3.41m x 3.01m) ~ Bedroom Five 10' 6" x 8' 2" (3.19m x 2.49m) ~ Family Bathroom

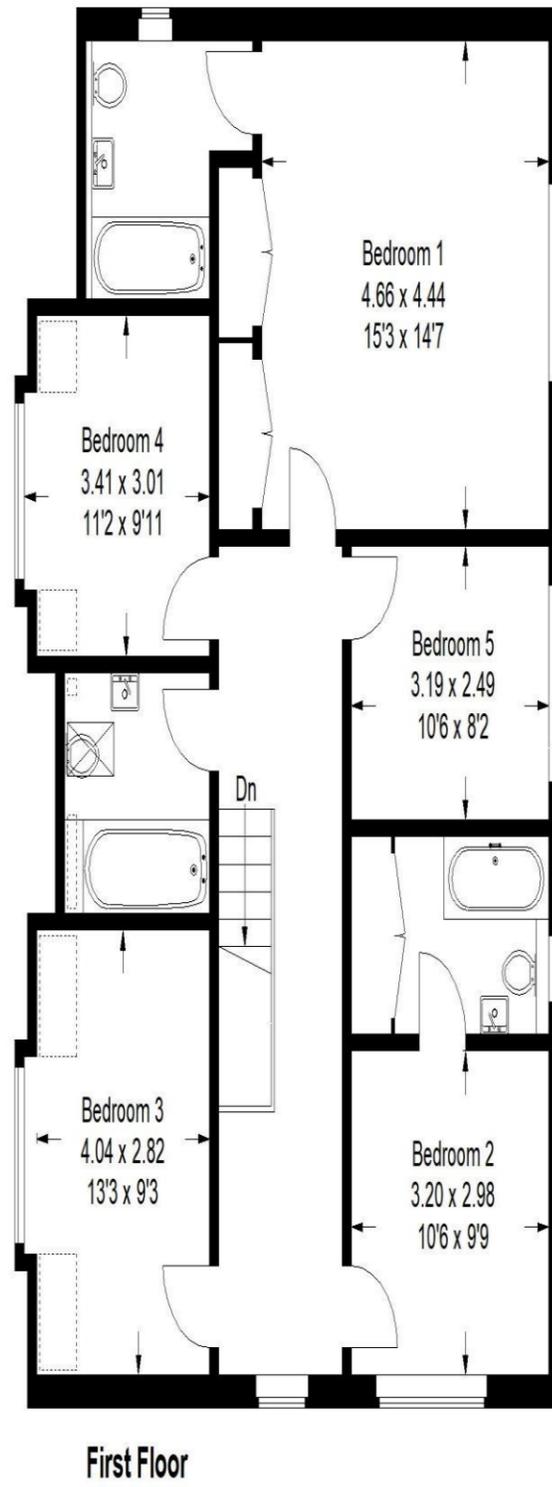
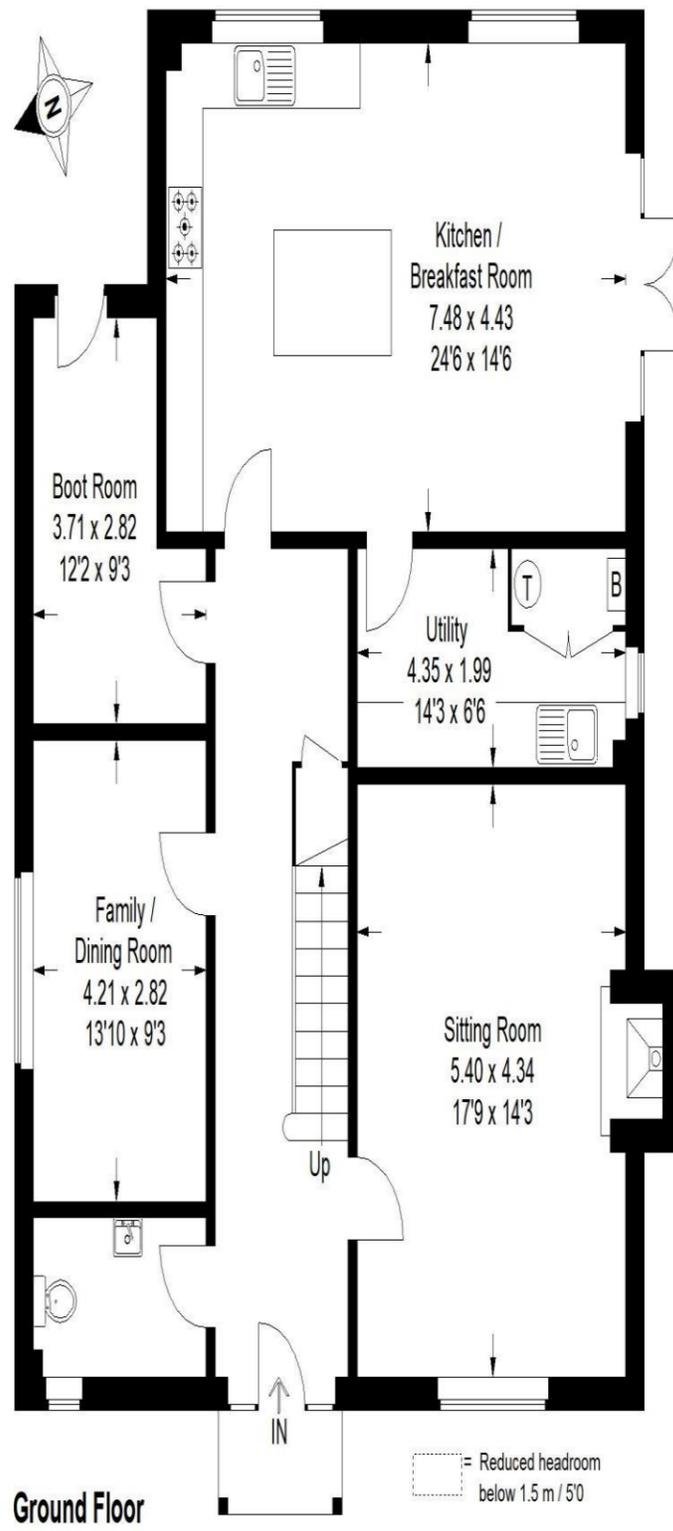
Services: LPG gas boiler, mains electricity and water, mains drains

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 entering the village continue past The Ifold Stores and after approximately 1/4 of a mile turn right into Chalk Road. Continue to the end of Chalk Road turning left into The Lane and follow the road round passing the Hogwood Garage turning right into The Olde Garden which can be found at the end of the driveway and Number 2 at the very end.

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 Olde Garden

Approximate Gross Internal Area
 Ground Floor = 112.9 sq m / 1215 sq ft
 First Floor = 98.5 sq m / 1060 sq ft
 Total = 211.4 sq m / 2275 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.



ROGER
COUPE





ROGER
COUPE





ROGER COUPE
your local property experts


ESTATE AGENT
Est. 1991

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