



4 Woodland Copse

Ifold, Loxwood, Billingshurst, West Sussex, RH14 0ED

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Alex Harvey
A passion for property

4 Woodland Copse

An impressive five-bedroom family home, situated in an exclusive cul-de-sac of just five properties, on a mature plot with an integral double garage and driveway parking. Located in the ever-popular hamlet of Ifold, close to local amenities and within access of Haslemere and Billingshurst railway stations.

- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY ROOM AND STUDY
- SOUTH-FACING MATURE GARDEN
- INTEGRAL DOUBLE GARAGE
- PRIVATE ESTATE



The welcoming hallway provides access to the study, sitting room, family room, downstairs cloakroom, kitchen/dining room and stairwell to the first floor.

The study, to the front of the property, has a bay window and offers the ideal space for those working from home. The dual aspect sitting room is a lovely bright space with plenty of natural light and double doors leading out to the garden. Located centrally, the dual aspect family room offers a versatile space with double doors providing plenty of light. The dual aspect kitchen/dining room is a real highlight of this home, with practical and stylish tiled flooring and spotlights. The kitchen is fitted with modern, shaker-style units with contrasting, Granite worktops and finished with a breakfast bar. Appliances include a split-level double oven, ceramic hob, and integrated dishwasher and fridge/freezer. The utility room offers space with plumbing for a washing machine, access to the integral double garage, and with a door leading into the garden, is ideal for use as a boot room.

The winding stairwell leads to the part-galleried landing, with access to all five double bedrooms, family bathroom and airing cupboard. Bedroom two has a built-in wardrobe and an ensuite shower room. Bedroom one has a dressing area with built-in wardrobes, and an ensuite shower room complete with Jack & Jill basins.

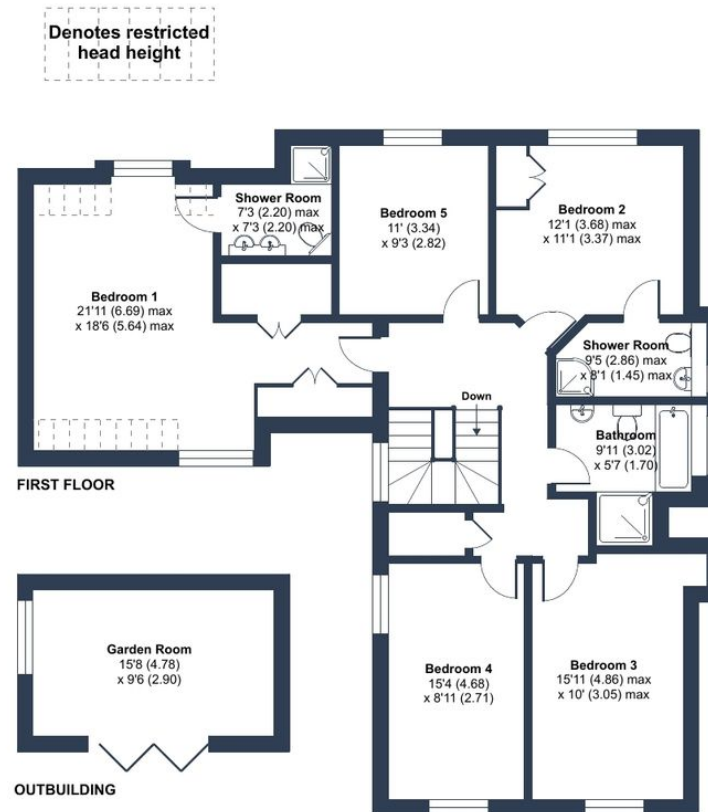
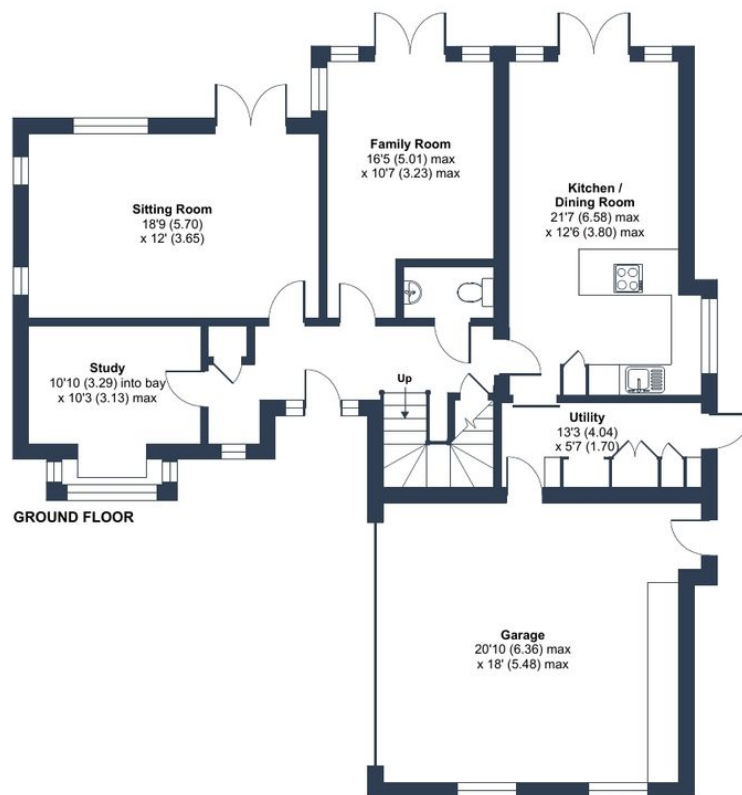


OUTSIDE

The property is approached via a block-paved driveway, with parking for several vehicles, leading to the integral double garage with power & lighting. Side gates either side lead to the south-facing rear garden which is mainly laid to lawn with raised flower beds, garden shed, garden room with power & lighting, and a full-width area of patio, providing the perfect space for alfresco dining and summertime entertaining.

Ifold is a popular hamlet close to Loxwood, a small village and civil parish with a thriving community, in West Sussex. The village has a church, medical practice, well-reviewed public house, and a variety of sports clubs including cricket and football. Located around six miles from Billingshurst with facilities, shopping and a mainline station offering services to London/Victoria and the south coast.





Approximate Area = 2199 sq ft / 204.2 sq m

Limited Use Area(s) = 33 sq ft / 3 sq m

Garage = 354 sq ft / 32.8 sq m

Outbuilding = 148 sq ft / 13.7 sq m

Total = 2734 sq ft / 253.9 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2025. Produced for Alex Harvey Estate Agents. REF: 1370022

Agents Notes: Measurements, areas and distance are only approximate. These are to only be used for guidance and are intended to give a fair overall summary of the property. They do not form part of any contract or offer and should not be relied upon as a statement or representation of fact. Photographs may include views of the local area and lifestyle shots. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service linked to the property, system or appliance.

Services

Electricity, LPG, water and mains drainage are currently connected to the property.

Council Tax Band G. EPC-D. Agents Note: An annual estate service charge is payable for this property.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email alex@alexharveyestateagents.co.uk | www.alexharveyestateagents.co.uk