



## Corylus

The Ride, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0TH

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**Alex Harvey**  
A passion for property



# Corylus

A beautifully presented three-bedroom bungalow, situated on a mature plot of around 1/3 an acre, with driveway parking and detached garage. Located in the popular hamlet of Ifold, with Billingshurst village and mainline railway station a short drive away.

- DETACHED BUNGALOW
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SECLUDED 1/3 ACRE PLOT
- DRIVEWAY AND GARAGE
- SEMI-RURAL VILLAGE LOCATION

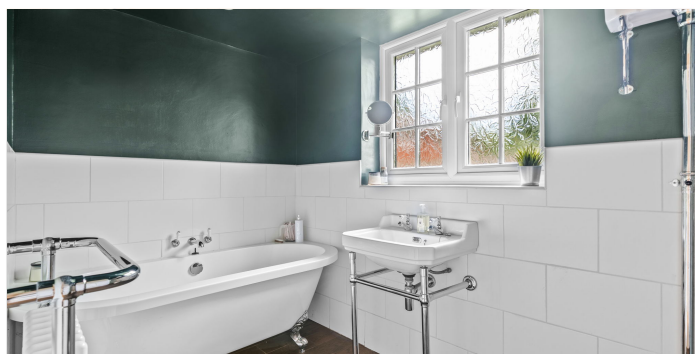




This extensively renovated bungalow offers potential to extend, subject to planning permission. Set in a beautifully landscaped and secluded plot of around 1/3 of an acre in a sought-after area of Ifold, near Loxwood.

The front door opens into the sitting room, located at the front of the property, which in turn leads to the internal hallway and dining room. The sitting room is a welcoming space with solid wood flooring and an open feature fireplace with stone hearth and wood mantel. Off the sitting room, the triple-aspect dining room provides ample space to act as a study or boot room, and the double patio doors open onto the garden. The internal hallway provides access to the kitchen, bedrooms and bathroom. The kitchen has been refitted with modern shaker-style units complemented by marble-effect worktops. Appliances include a range-style cooker with hob and integrated dishwasher, with space for a freestanding fridge freezer. A laundry cupboard houses space with plumbing for a washing machine and tumble dryer.

The family bathroom has been fitted with a stylish white suite comprising a ball-and-claw bath, handwash basin, low-level w.c. and separate shower cubicle. It is finished with white tiling, wood-effect floor tiles and an antique-style radiator.



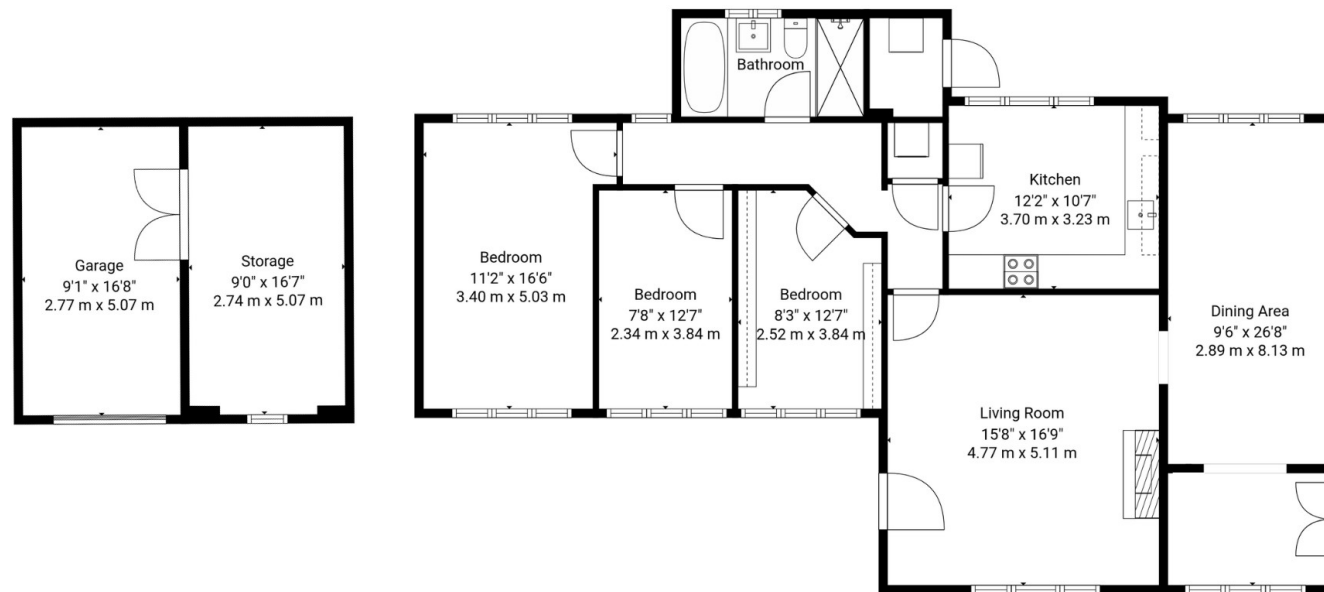
## OUTSIDE

The property is approached via a gated, gravelled driveway with parking for numerous vehicles. Set in a secluded, wrap-around 1/3 acre plot with a picturesque stream, beautifully landscaped to include lawned areas, mature planting, a greenhouse and multiple patios. The outbuilding is divided in two, providing ample workshop space which could also be used as a home office, while the other half serves as a garage with an electric roller door.

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







Total Internal Area = 1531 sq ft/ 142 sq m  
 Excluding Outbuilding = 1229 sq ft/ 114  
 For identification only - not to scale



**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, oil, water and mains drainage are currently connected to the property.

Council Tax Band F. EPC-E. 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](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)

