



Springfields
Chalk Road, Ifold, RH14 0UD
Asking Price: £760,000 Freehold

*** Spacious detached home with versatile accommodation * Four bedrooms * Three reception rooms *
Triple aspect sitting room * Three bathrooms * Large 0.3 acre garden plot * Detached garage/workshop *
No onward chain * Private Estate * EPC Rating: D ***

An extended detached chalet style home situated on a good sized 0.3acre garden plot in this popular semi-rural private residential area. The property benefits from an adaptable arrangement of accommodation arranged over two floors with a welcoming reception hall, large triple aspect sitting room with doors to the garden, study, fitted kitchen, opening to a modern conservatory, dining room/bedroom, double bedroom and a modern fitted shower room. Stairs rise to the first floor where there is a principal bedroom with ensuite bathroom and a further double bedroom and shower room.

Outside, there is a gravel driveway providing plenty of parking leading to a detached garage which is currently converted into a workshop and utility area. The rear garden is a delightful feature of the property being of good size and enjoys large expanses of lawns with flower and shrub borders interspersed by established fruit trees and raised vegetable beds. There is a timber summer house and an aluminium greenhouse. This is a superb property offering a great amount of flexible living space 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 store catering for day-to-day needs. The larger town of Haslemere 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 ~

**Entrance Hall ~ Sitting Room 25' 1" x 15' 0" (7.65m x 4.56m) ~ Dining Room 12' 0" x 11' 11" (3.65m x 3.62m) ~ Study 10' 10" x 8' 10" (3.29m x 2.70m) ~ Kitchen 12' 0" x 11' 10" (3.65m x 3.60m) ~ Conservatory 12' 6" x 11' 0" (3.8m x 3.36m) ~ Bathroom ~ Bedroom 1 21' 5" x 14' 1" (6.52m x 4.3m) ~ Ensuite bathroom ~ Bedroom 2 14' 0" x 11' 11" (4.27m x 3.62m) ~ Shower Room ~ Services: oil fired boiler, mains water, electricity and drainage ~ Ifold Estates
Management charge: £280 per annum ~**

Directions:

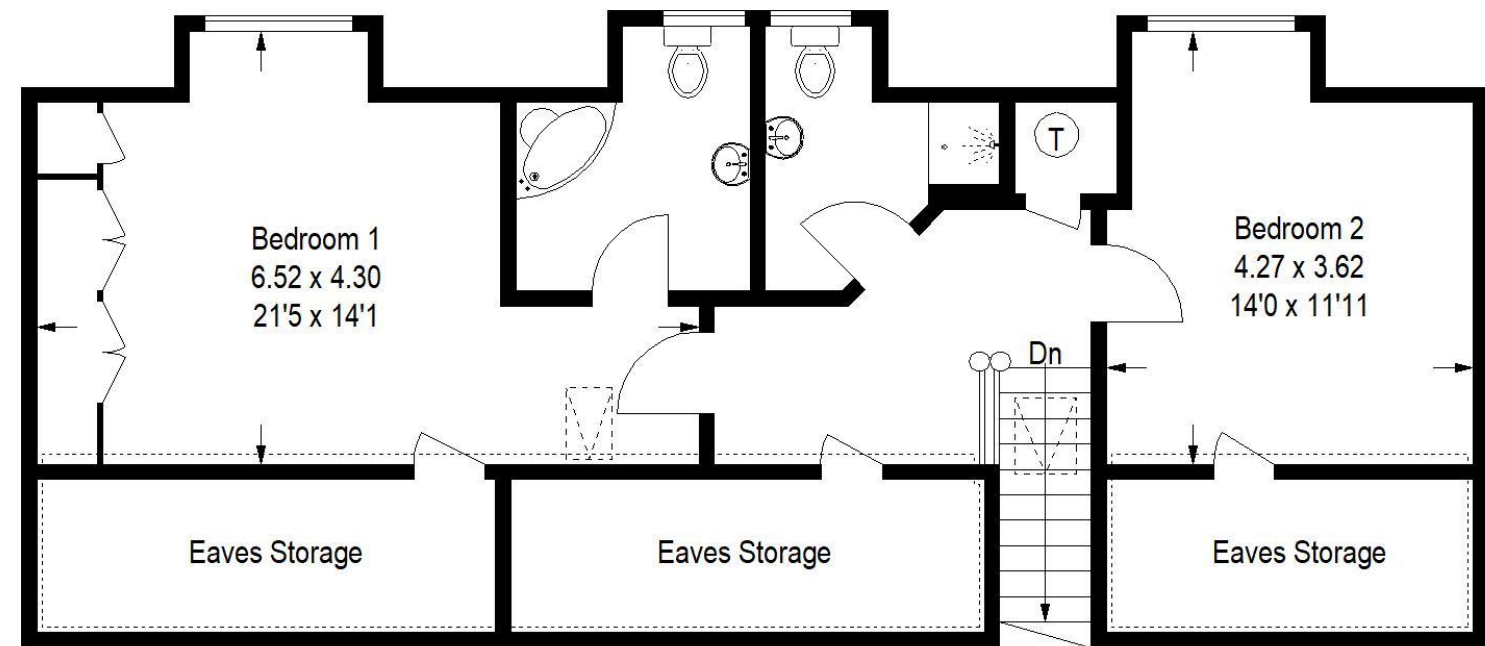
From our office turn left into the High Street and first right into Knowle Lane. After approximately two miles turn right into Wildwood Lane. At the junction with the A281 turn left and continue to the Alfold Crossways. Turn right and immediately left, signposted Alfold and Loxwood and continue on and through Loxwood village. On leaving the village turn right, signposted Ifold. Continue along the Plaistow Road turning right into Chalk Road and continue down the road turning left into a driveway just before Kelsey Hall, signposted Springfields.

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

Chalk Road, Ifold

Approximate Gross Internal Area
 Ground Floor = 116.9 sq m / 1258 sq ft
 First Floor (Including Eaves Storage)
 77.6 sq m / 835 sq ft
 Outbuilding = 28.2 sq m / 303 sq ft
 Total = 222.7 sq m / 2396 sq ft

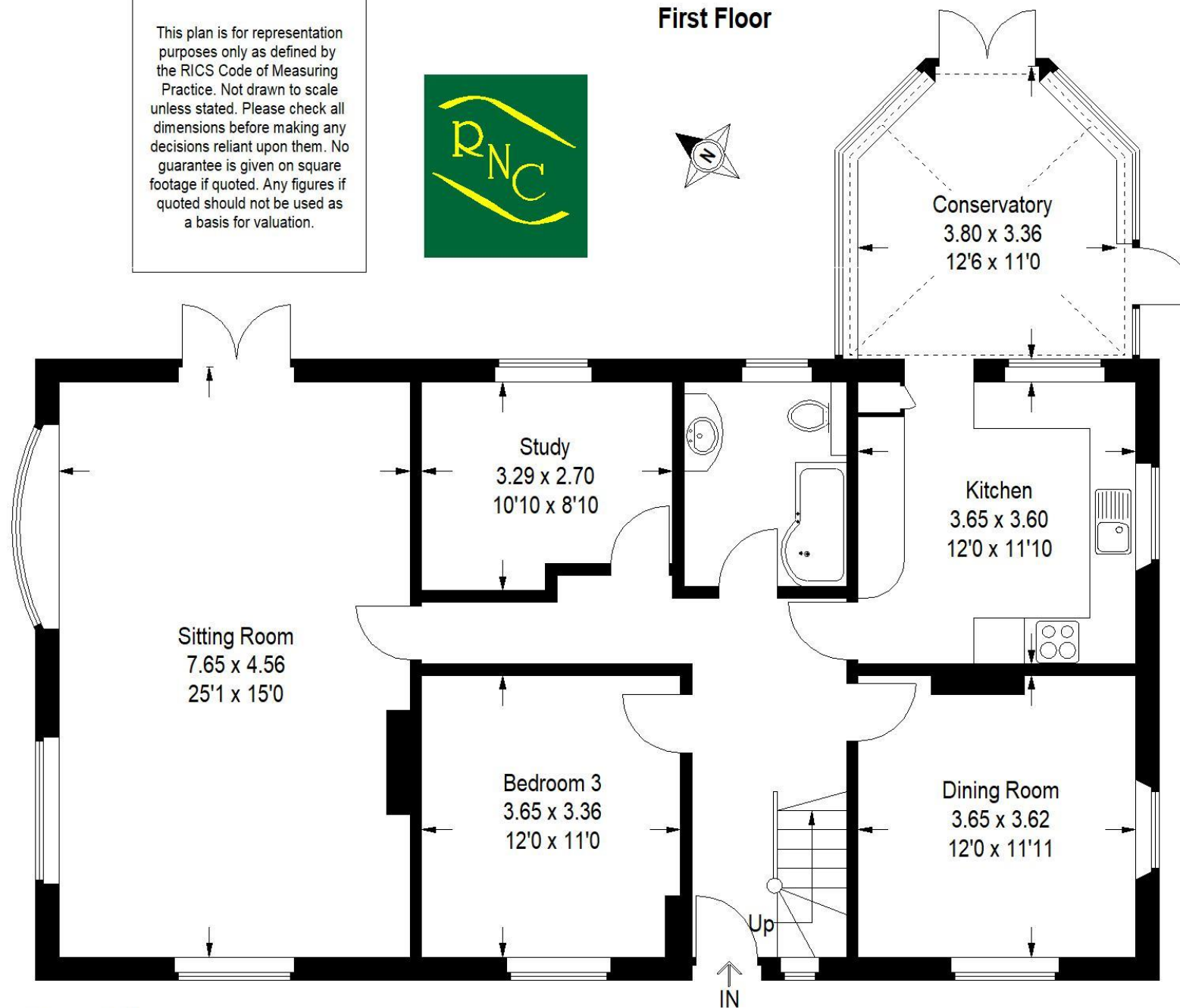


First Floor

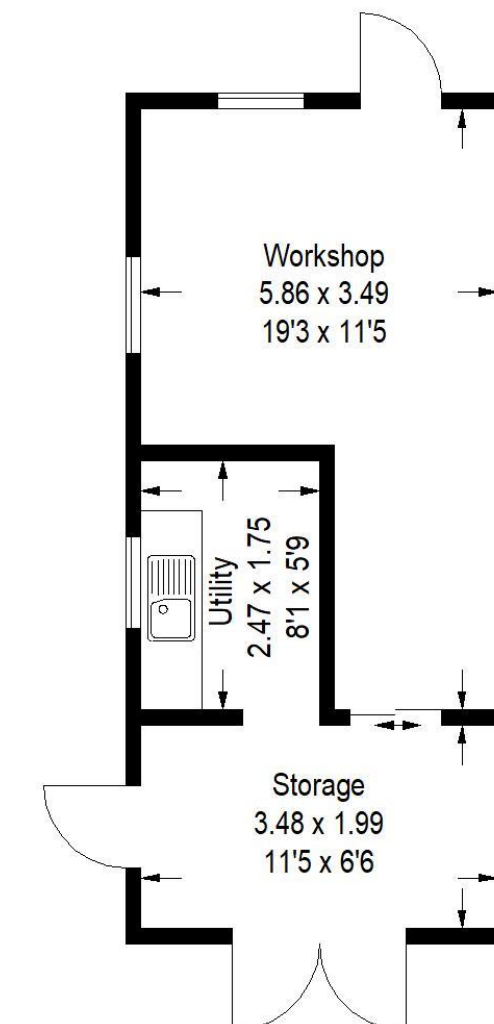
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



= Reduced headroom below 1.5 m / 5'0"



Ground Floor



(Not in position)



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