



1 Chequer Close

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

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Alex Harvey
A passion for property

1 Chequers Close

A beautifully presented five-bedroom family home, situated on a mature plot with driveway parking and west-facing rear garden, situated in a cul-de-sac location. NO ONWARD CHAIN.

- HOME AUTOMATION SYSTEM
- DOUBLE ASPECT SITTING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- SEPARATE UTILITY ROOM
- TWO BATH/SHOWER ROOM
- SECRET GARDEN KITCHEN



This rarely available detached house, with a comprehensive home automation system, offers modern living with a semi-rural feel.

The welcoming entrance hall provides access to the stairwell to the first floor, family room, kitchen / breakfast room, downstairs cloakroom and the sitting room. Bedroom 5, to the front of the property, is a useful space currently being used as a study, ideal for those working from home.

The dual aspect kitchen / breakfast room is a particular feature of this property with plenty of natural light and solid wood flooring. The kitchen is fitted with a variety of shaker-style units with complementing worktops including a central island with breakfast bar and inset sink with multi-function tap. Appliances include a range-style cooker with extractor over, and integrated dishwasher and fridge/freezer. The utility room has space with plumbing for a washing machine. The dual aspect sitting room has double doors leading into the garden.

The winding stairwell leads to the first-floor landing with access to all four double bedrooms and family bathroom. Bedroom one has the benefit of an en-suite shower room. The modern bathroom has been fitted with a basin/w.c. unit and panelled bath with a shower.

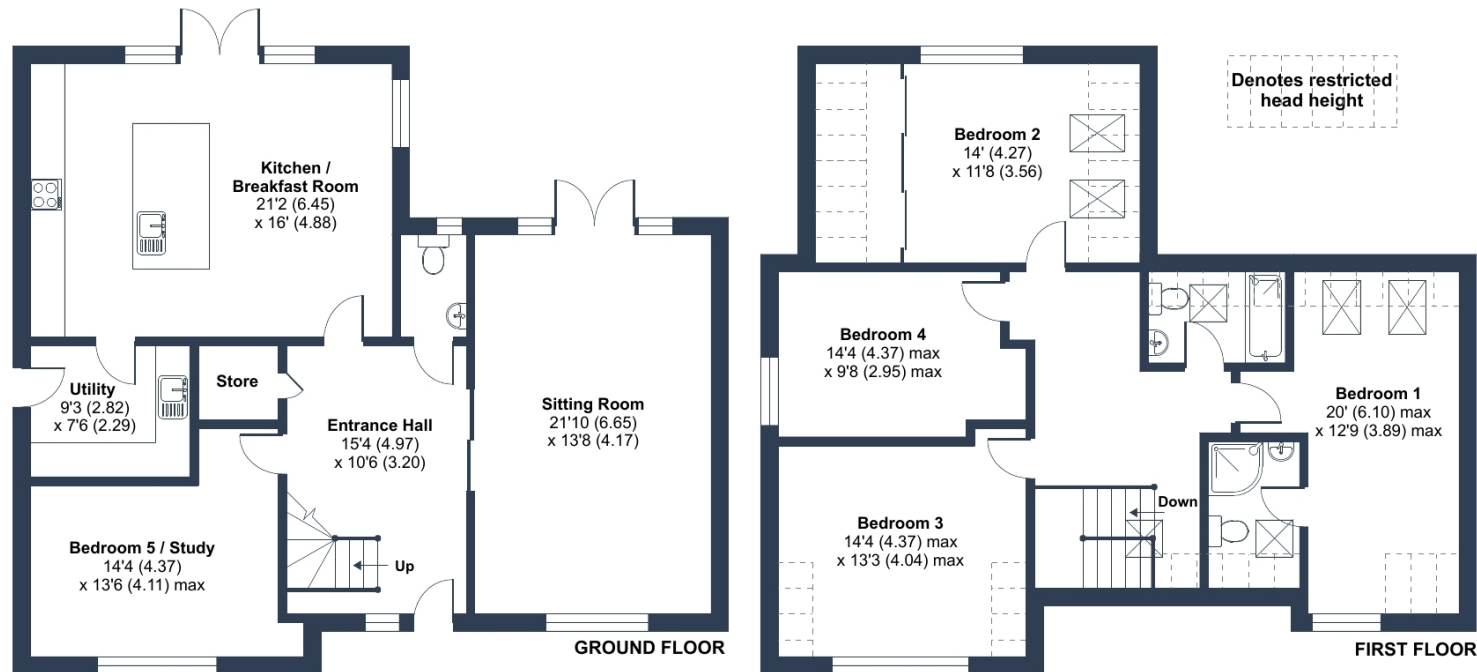


OUTSIDE

The property is approached via a driveway, with parking for several vehicles, which includes an EV charging point. A side gate leads to the west-facing rear garden, mainly laid to lawn with pathway leading to the 'secret' luxury outdoor entertainment and kitchen area. This area has a 100" retractable screen with projector, Grillo kitchen including gas BBQ, fridge & ice storage.

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 railway station offering services to London/Victoria and the south coast.





Approximate Area = 2013 sq ft / 187 sq m
 Limited Use Area(s) = 160 sq ft / 14.8 sq m
 Total = 2173 sq ft / 201.8 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). © nlichecom 2024. Produced for Alex Harvey Estate Agents. REF: 1203122

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, solar panels, LPG, water and mains drainage are currently connected to the property.
 Council Tax Band G. EPC-C. Agents Note: An annual service charge is applicable.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110**
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