



## Rosewood

The Drive, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0TD

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A beautifully presented four/five-bedroom detached chalet-style bungalow, set on a mature plot of 1/3 of an acre, with integral garage and horseshoe driveway. Located in the semi-rural hamlet Ifold, yet just a short drive to Billingshurst with further amenities and mainline railway station.

- FOUR DOUBLE BEDROOMS
- FOUR BATH/SHOWER ROOMS
- STUDY/FIFTH BEDROOM
- UTILITY AND PLAYROOM
- INTEGRAL GARAGE AND HORSESHOE DRIVEWAY
- SEMI-RURAL LOCATION



This surprisingly spacious home offers plentiful accommodation arranged over two floors, on 1/3 of an acre plot, with garage and driveway parking.

The welcoming entrance hallway provides access to the study (potential fifth bedroom), two double bedrooms, family bathroom kitchen/dining room, sitting room, utility and playroom.

The dual aspect kitchen/dining room is a real highlight of this home with practical and stylish tiled flooring and two sets of bi-fold doors flooding the room with natural light. The kitchen is fitted with a variety of modern units with contrasting granite worktops, including a central island with breakfast bar. Appliances include a split-level double oven, ceramic hob with extractor over, integrated dishwasher, and space for an American-style fridge/freezer. The utility room offers space with plumbing for a washing machine and provides access to the integral garage. The dual aspect sitting room is a lovely bright space with a feature fireplace and folding doors leading out to the rear garden. Bedroom one, on the ground floor, has the benefit of built-in wardrobes and an en-suite shower room.

The central stairwell leads to the first-floor landing which in turn offers two further double bedrooms. Both of these rooms benefit from en-suite shower rooms and built-in storage.

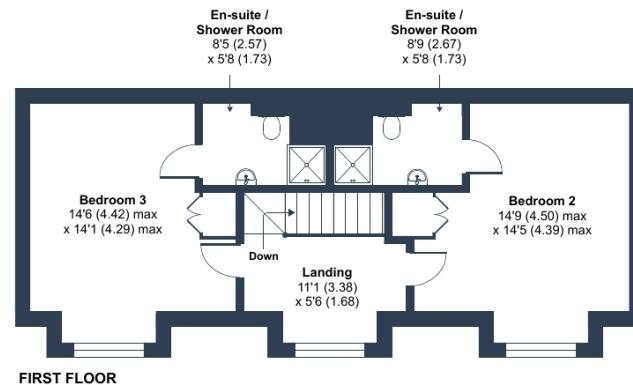
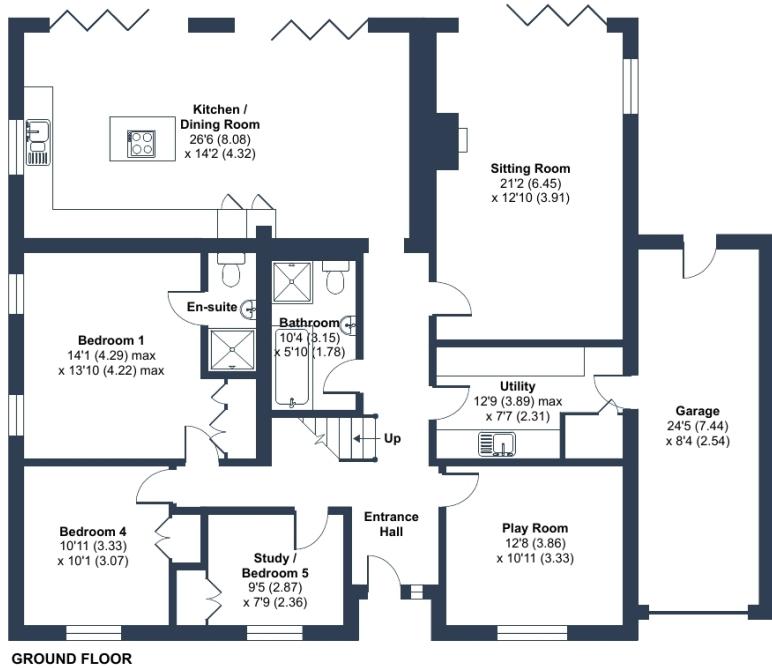


## OUTSIDE

The property, set on a plot of 1/3 of an acre, is approached via a horseshoe driveway leading to the integral garage which has power & lighting. A side gate leads to the generous rear garden, which is mainly laid to lawn with mature trees, raised flower beds, a 4.2 x 3m garden room, which also has power and lighting, and a generous decking area, patio, and pergola providing the perfect space for al-fresco 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.





Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.  
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Approximate Area = 2293 sq ft / 213 sq m

Garage = 203 sq ft / 18.8 sq m

Outbuilding = 136 sq ft / 12.6 sq m

Total = 2632 sq ft / 244.5 sq m

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, LPG, 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)