



## Soraba, The Drive

Loxwood, Billingshurst, West Sussex, RH14 0TD

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# Soraba

A well-proportioned four-bedroom detached home, in need of some modernisation, situated on a mature plot of just over 1/3 of an acre, with an attached garage and driveway parking. Located in the semi-rural village Ifold, close to local amenities and just a short drive from Billingshurst with a mainline railway station.

- FOUR DOUBLE BEDROOMS
- KITCHEN WITH UTILITY
- OPEN PLAN SITTING/DINING ROOM
- EAST FACING REAR GARDEN OF c100 FT
- GARAGE WITH DRIVEWAY PARKING
- SEMI-RURAL VILLAGE LOCATION



This spacious and beautifully located home, in need of some cosmetic modernisation, offers plenty of potential with the possibility of extending subject to the usual planning permissions.

The welcoming porch leads into the hallway which provides access to the ground floor bedroom, downstairs cloakroom and vaulted sitting room. The dual aspect, L-shaped sitting room offers a lovely bright, versatile space with exposed beams and plenty of natural light from the sliding doors leading into the garden. From here is the kitchen/breakfast room, a light and spacious room ready for you to fit the kitchen of your dreams. The kitchen currently offers a variety of units, range-style cooker and fridge. Attached is the utility room with space and plumbing for a washing machine and dryer, the door leading outside makes this ideal as a boot room. An archway from the sitting room leads into the dining room. The ground floor double bedroom with an ensuite shower room makes this home ideal for multi-generational families.

The central stairwell leads to the first-floor landing which leads to a further three double bedrooms, family bathroom and separate WC. The landing also has access to the balcony that is located to the front of the property. All of the bedrooms have built-in storage. The bathroom is currently fitted with a panelled bath and a pedestal handwash basin.

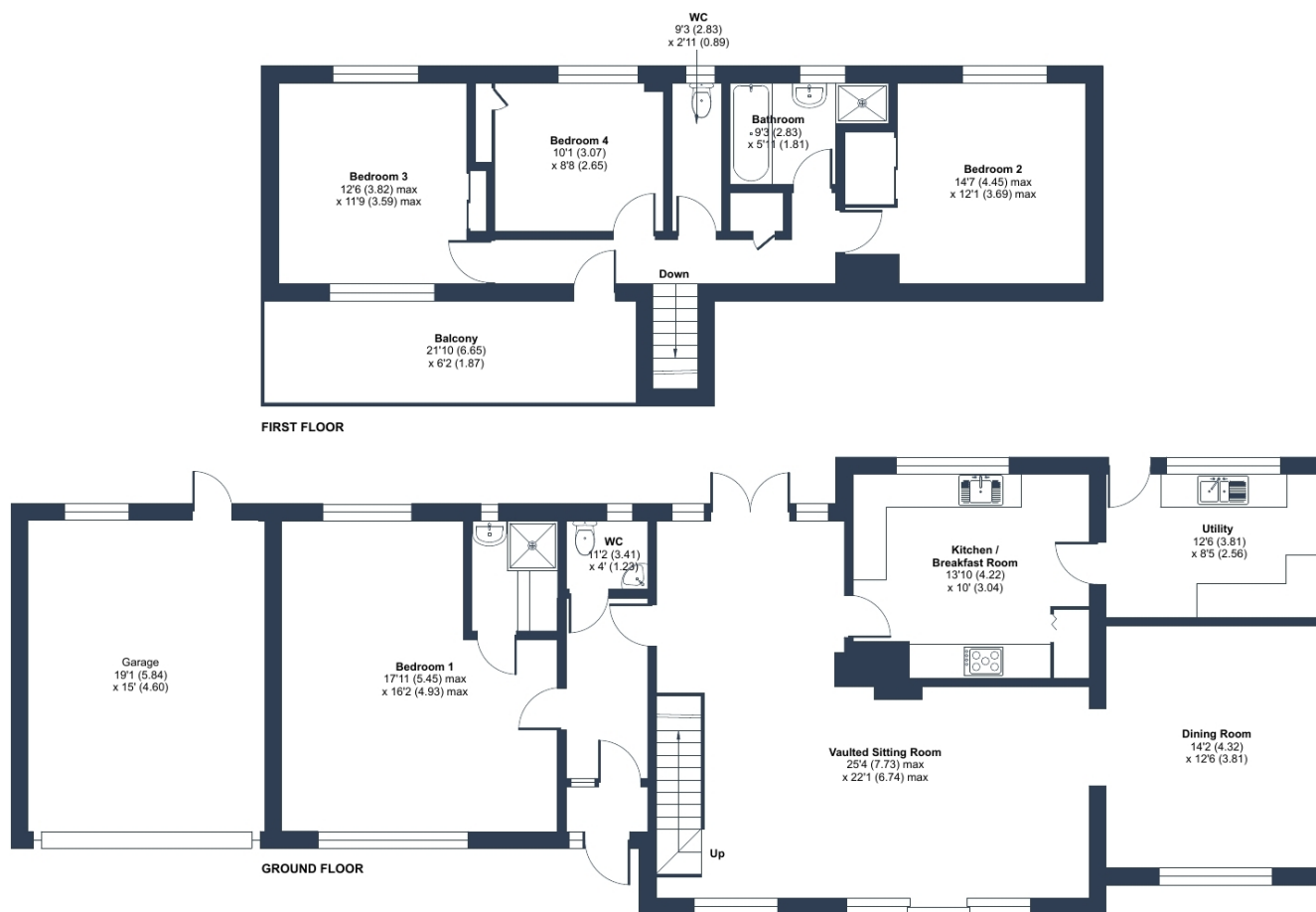


## OUTSIDE

The property, set on a plot of just over 1/3 of an acre, is approached via a driveway, with ample parking space, leading to the attached garage, and a generous front garden that is mainly laid to lawn. The rear garden is a real highlight of this home, perfect for aspiring gardeners, with plenty of space to work with. Mainly laid to lawn with mature hedges, trees and flower beds. The patio area at the rear of the property is the ideal space for alfresco dining and summertime entertaining.

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





Approximate Area = 1882 sq ft / 174.8 sq m

Garage = 286 sq ft / 26.5 sq m

Total = 2168 sq ft / 201.4 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). © nlcocom 2026. Produced for Alex Harvey Estate Agents. REF: 1468235

**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 G. EPC-F.

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**

