



Hedge End, 4 Pannells Ash

Hogwood Road, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0UP

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Alex Harvey
A passion for property

Hedge End

A beautifully presented four double bedroom detached house, built by Sunley Homes, situated in an exclusive private cul-de-sac with double integral garage and driveway. Rurally located in the ever-popular village of Ifold, and yet just a short distance from the villages of Cranleigh, Haslemere and Billingshurst.

- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- MATURE PLOT APPROACHING 1/3 OF AN ACRE
- EXTENSIVE DRIVEWAY PARKING
- INTEGRAL DOUBLE GARAGE



This fabulously located property offers plentiful and versatile accommodation, set on a wraparound plot and backing onto woodlands. This stunning four double bedroom detached house offers a harmonious blend of modern sophistication and rustic charm.

The light and welcoming hallway provides access to the stairwell to the first floor, dining room, sitting room, study, kitchen / breakfast room, and the downstairs cloakroom. The dining room, to the front of the property has a bay window. The bright and spacious sitting room has plenty of natural light from the double doors leading into the garden and a feature fireplace. The centrally located study is perfect for those working from home. The dual aspect kitchen / breakfast room is a particular feature of this property with plenty of natural light and practical yet stylish tiled flooring. The kitchen is fitted with shaker-style units with contrasting worktops and finished with a butler sink. Appliances include a double oven, ceramic hob with extractor over, and integrated fridge/freezer and dishwasher. The utility room offers space with plumbing for a washing machine and leads into the integral, double garage.

The stairwell leads to the first-floor landing providing access to all four double bedrooms and the family bathroom. Bedrooms one and two both have fitted wardrobes and en-suite shower rooms. All of the bathrooms feature Porcelanosa floor and wall tiles.

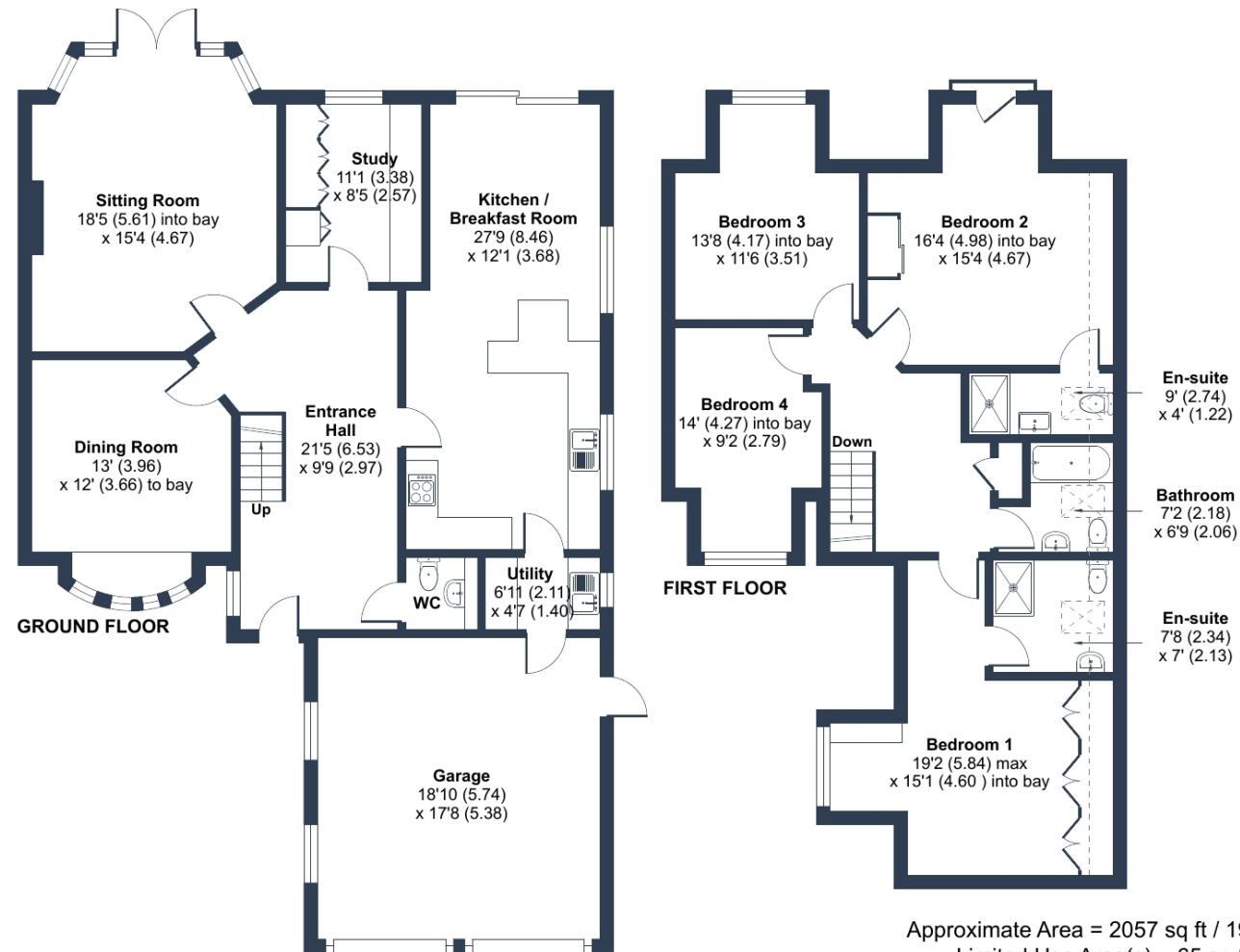


OUTSIDE

The property is approached via a block-paved driveway, with parking for numerous vehicles, leading to the integral, double garage with power and lighting. Side gates lead to the beautifully landscaped rear garden with a generous, walled patio area with porcelain paving, an external power point and security lighting, perfect for alfresco dining and entertaining. Steps lead up to the lawned area which backs onto the delightful, protected woodlands.

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.





Approximate Area = 2057 sq ft / 191.1 sq m
 Limited Use Area(s) = 65 sq ft / 6 sq m
 Garage = 333 sq ft / 30.9 sq m
 Total = 2455 sq ft / 228 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Alex Harvey Estate Agents. REF: 1182539

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 - C. Agents Note: An annual estate service charge is payable.

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