



Melrose

Plaistow Road, Ifold, Loxwood, Billingshurst, West Sussex, RH14 0TU

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Alex Harvey
A passion for property

Melrose

A beautifully presented, four/five-bedroom detached house on a mature plot approaching 1/3 of an acre, with detached garage and gated driveway parking. Located within the ever-popular village of Ifold, close to local amenities and just a short drive from Billingshurst with shops and mainline railway station.

- FOUR/FIVE DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/BREAKFAST ROOM
- UTILITY AND STUDY
- PLOT APPROACHING 1/3 OF AN ACRE
- DETACHED GARAGE AND GATED DRIVEWAY
- SEMI-RURAL VILLAGE LOCATION









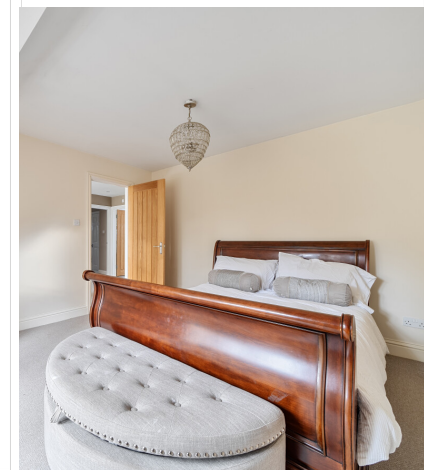
The bright and welcoming hallway provides access to the ground floor accommodation consisting of a dining room, study, kitchen/breakfast room with utility, downstairs cloakroom, sitting room, family room/fifth bedroom and stairwell to the first floor.

Glazed double doors lead into the dining room which in turn, leads to the study which is ideal for those working from home.

The kitchen/breakfast room is a real highlight of this home with plenty of natural light and practical yet stylish tiled flooring. The kitchen is fitted with shaker-style units with contrasting black stone worktops and a central island with further cupboard space and a pale stone worktop with breakfast bar. Appliances include twin electric ovens, induction hob with extractor over, integrated dishwasher and space for a freestanding fridge/freezer. The cosy sitting room has a feature fireplace with wood burner and wood mantel. The family room could equally be used as a fifth bedroom with space and plumbing for an en-suite shower room.

The winding stairwell leads to the part-galleried landing with a feature window providing natural light. The first-floor accommodation consists of four double bedrooms and the family bathroom. Bedroom one benefits from built-in wardrobes and an en-suite shower room.

The spacious family bathroom is fitted with a white suite comprising of a panelled shower bath, low-level WC, and a Jack and Jill basin unit with storage.



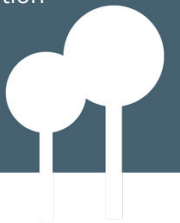


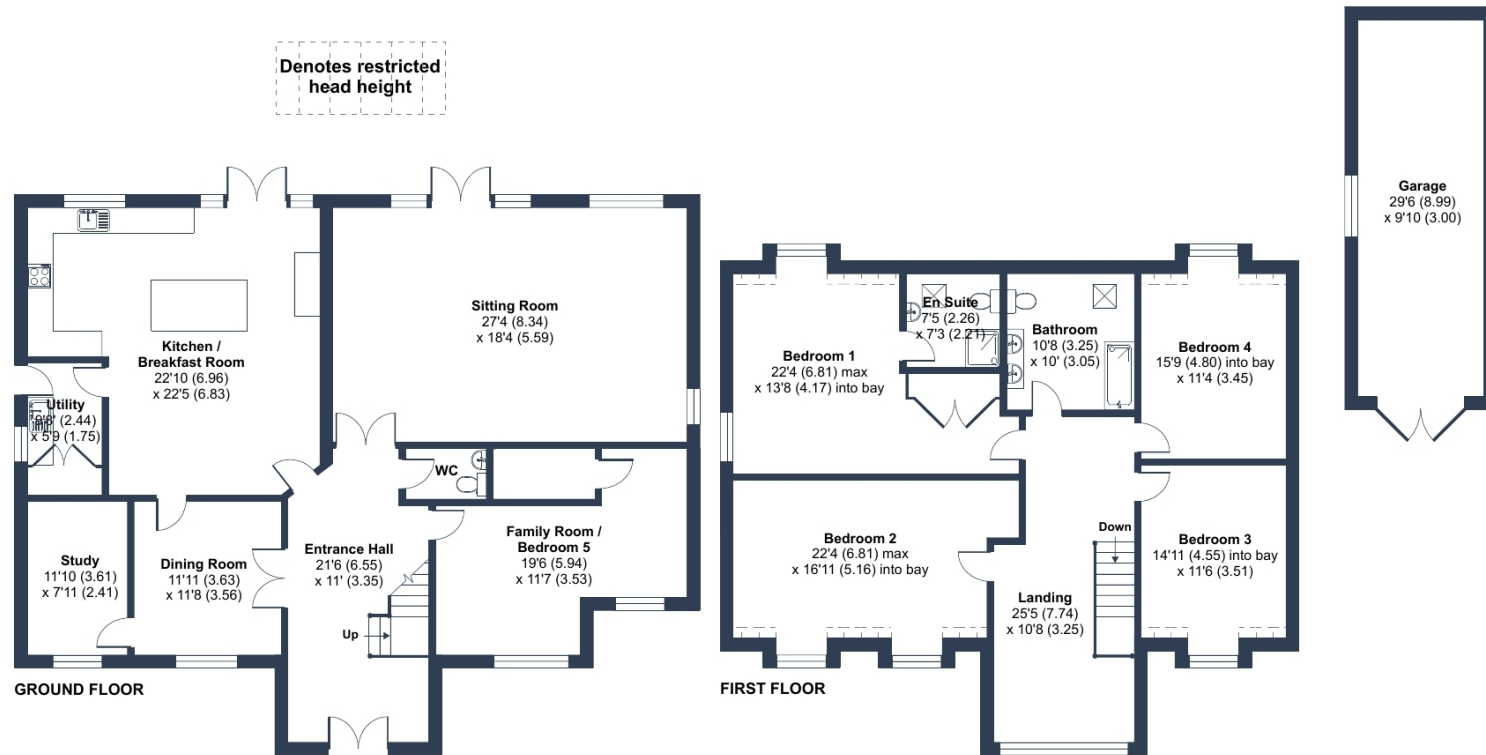


OUTSIDE

The property is approached via a gated, gravelled driveway providing parking for numerous vehicles. Set on a wrap-around plot approaching 1/3 of an acre with gates to either side leading to the rear garden and a detached tandem double garage, located to the right of the property. The rear garden has been mainly laid to lawn with a substantial patio area across the rear of the house, providing plenty of space for garden furniture; ideal for alfresco dining and entertaining.

Nearby 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. Haslemere railway station around 10 miles away, offers services to London Waterloo.





Approximate Area = 3155 sq ft / 293.1 sq m
 Limited Use Area(s) = 31 sq ft / 2.9 sq m
 Garage = 290 sq ft / 26.9 sq m
 Total = 3476 sq ft / 322.9 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). © ncheom 2025. Produced for Alex Harvey Estate Agents. REF: 1388333

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.

Viewings by appointment only - Please contact Alex Harvey Estate Agents on **01403 784110** or email **alex@alexharveyestateagents.co.uk** | **www.alexharveyestateagents.co.uk**

