



Merrywood

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

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Merrywood

An impressive and characterful six-bedroom detached home situated on a mature plot of around 1/3 of an acre, with beautiful views across open countryside. Located in the semi-rural village Ifold, close to local amenities and just a short drive from Billingshurst with a mainline railway station.

- FIVE DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- FAMILY ROOM AND STUDY
- INTEGRATED DOUBLE GARAGE
- EXTENSIVE DRIVEWAY









The bright and welcoming hallway provides access to the ground floor accommodation consisting of a downstairs cloakroom, kitchen/dining room with attached utility room, family room, study, sitting room and integral garage.

The triple aspect kitchen/dining room is a real highlight of this property with plenty of natural light, exposed beams, and practical yet stylish tiled flooring. The kitchen is fitted with shaker-style units with a mix of wood and stone worktops and finished with chrome-effect handles. Appliances include a range-style cooker with an induction hob and extractor over, and an integrated dishwasher; the utility room provides space with plumbing for a washing machine and dryer.

The dual aspect family room offers a versatile space with a continuation of the tiled flooring and double doors leading out to the garden. From here is the study with built-in desk unit and bookshelves providing the perfect space for those working from home. To the front is the dual aspect sitting room with a feature inglenook fireplace with wood burner and exposed beams.

The central winding stairwell leads to the part-galleried landing which provides access to five double bedrooms, a good-sized single bedroom, and the family shower room. Bedroom two has an en-suite bathroom and countryside views. Bedroom one has extensive built-in wardrobes and an en-suite shower room.





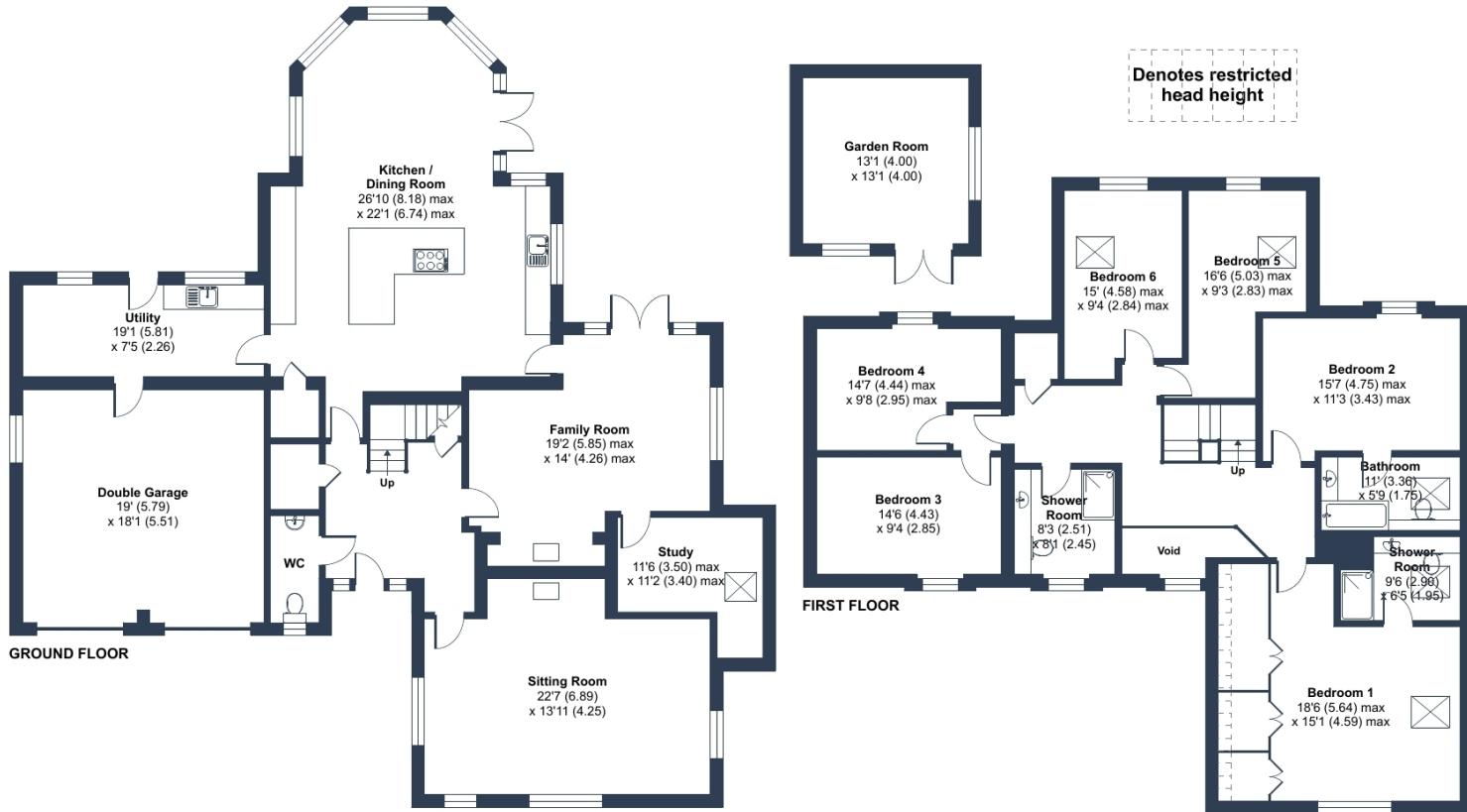


OUTSIDE

Set on a plot of around 1/3 of acre, the property is approached via a block-paved driveway providing plenty of parking and leading to the integral double garage with power & lighting. Side gates either side lead to the rear garden. This garden has been landscaped to include a sizeable area of decking with steps leading down to the lawn. To the rear of the garden are mature trees, two storage sheds, and a further area for seating with far-reaching countryside views.

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.





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Alex Harvey Estate Agents. REF: 1396229

Approximate Area = 3216 sq ft / 298.7 sq m

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Garage = 354 sq ft / 32.8 sq m

Outbuilding = 173 sq ft / 16 sq m

Total = 3761 sq ft / 349.3 sq m (excludes void)

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, solar panels, LPG, water and mains drainage are currently connected to the property.

Council Tax Band G. EPC-D. 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**
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