



Lyndberry

Chalk Road, Loxwood, Billingshurst, West Sussex, RH14 0UE

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Alex Harvey
A passion for property

Lyndberry

A well-presented three-bedroom detached chalet-style house, situated on a mature plot of around 1/3 of an acre with integrated garage and driveway parking. Located in the popular hamlet of Ifold, a short drive from the village of Billingshurst with a mainline railway station.

- TWO FIRST-FLOOR DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- KITCHEN WITH UTILITY & LARDER
- GROUND FLOOR BEDROOM WITH EN-SUITE
- SOUTH-EAST FACING GARDEN
- SEMI-RURAL LOCATION



This semi-rurally located detached chalet house offers plentiful and versatile accommodation arranged over two floors set on a generous plot with a south-east facing rear garden and integrated garage.

The welcoming hallway provides access to the dining room, kitchen, sitting room and stairwell to the first floor. The dining room, to the front of the property has plenty of natural light and views to the front. The triple aspect sitting room is a generous, bright space with double doors leading out to the rear garden. The central kitchen has been fitted with a variety of traditional units with contrasting worktops and finished with chrome-effect handles. Appliances include a Neff oven, ceramic hob with extractor over, integrated fridge and there is space with plumbing for a dishwasher. An internal door leads into the generous utility room with space & plumbing for a washing machine and the convenience of a walk-in larder. The downstairs double bedroom has the benefit of an ensuite shower room and double doors to the garden.

The stairs lead to the first-floor landing with access to two further double bedrooms with built-in wardrobes, study and family shower room. The shower room has a basin unit with storage, w.c. and shower cubicle.

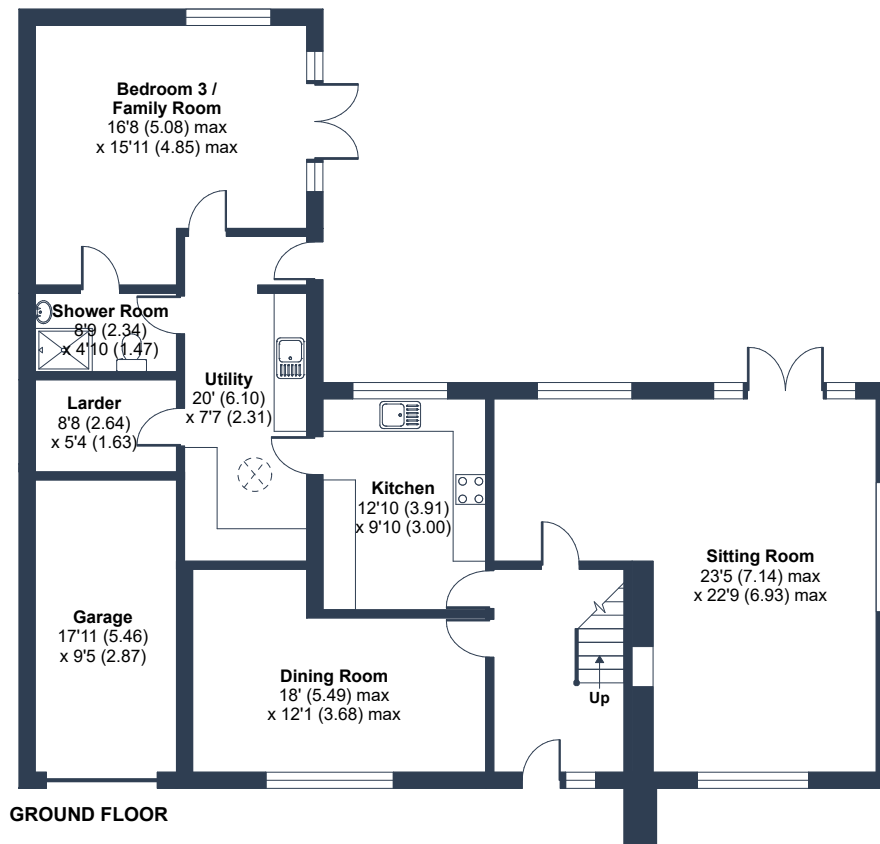


OUTSIDE

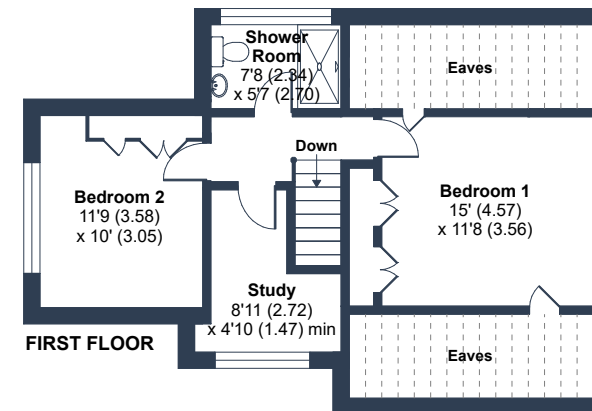
The property is approached via a gravel driveway, providing parking for several vehicles, leading to the integrated garage with power & lighting. A side gate leads to the south-east facing rear garden, mainly laid to lawn with mature plants, trees & shrubs. The crazy paving patio provides the perfectly secluded space for alfresco dining & 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.





Denotes restricted head height



Approximate Area = 2056 sq ft / 191 sq m
 Limited Use Area(s) = 150 sq ft / 13.9 sq m
 Total = 2206 sq ft / 204.9 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). © nchecon 2024. Produced for Alex Harvey Estate Agents. REF: 1159788

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 F. 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**

