



## 3 Woodland Copse

Ifold, Loxwood, West Sussex, RH14 0ED

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**Alex Harvey**  
A passion for property

# 3 Woodland Copse

An impressive four-bedroom family home, situated in an exclusive cul-de-sac of just five properties, on a plot of over half an acre, with an integral double garage. Located close to local amenities and within a short drive of Billingshurst mainline railway station.

- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- UTILITY AND STUDY
- SOUTH-EAST FACING MATURE GARDENS
- INTEGRAL DOUBLE GARAGE
- ULTRA FAST BROADBAND
- SEMI-RURAL VILLAGE LOCATION



This beautifully presented and extended home offers plentiful, versatile accommodation set on a plot of around 0.69 of an acre, with a stunning south-east facing garden and integral double garage.

The welcoming entrance hall provides access to the stairwell to the first floor, kitchen/breakfast room, downstairs cloakroom, dining room, living room and study. The dual aspect kitchen/breakfast room is a particular feature of this property, fitted with white units with contrasting worktops and finished with chrome-effect handles. Appliances include a five-ring gas hob with extractor over, split-level oven and microwave, and integral dishwasher. The attached utility room has space with plumbing for a washing machine and tumble dryer. From here is the triple aspect sitting room with a feature fireplace and folding doors providing an abundance of natural light. The dining room and living room both have double doors leading into the garden and the study to the front is idea for those working from home.

The winding stairwell leads to the first-floor landing with access to all four double bedrooms and the family bathroom. Bedrooms one and two have the benefit of built-in wardrobes and an en-suite shower rooms.



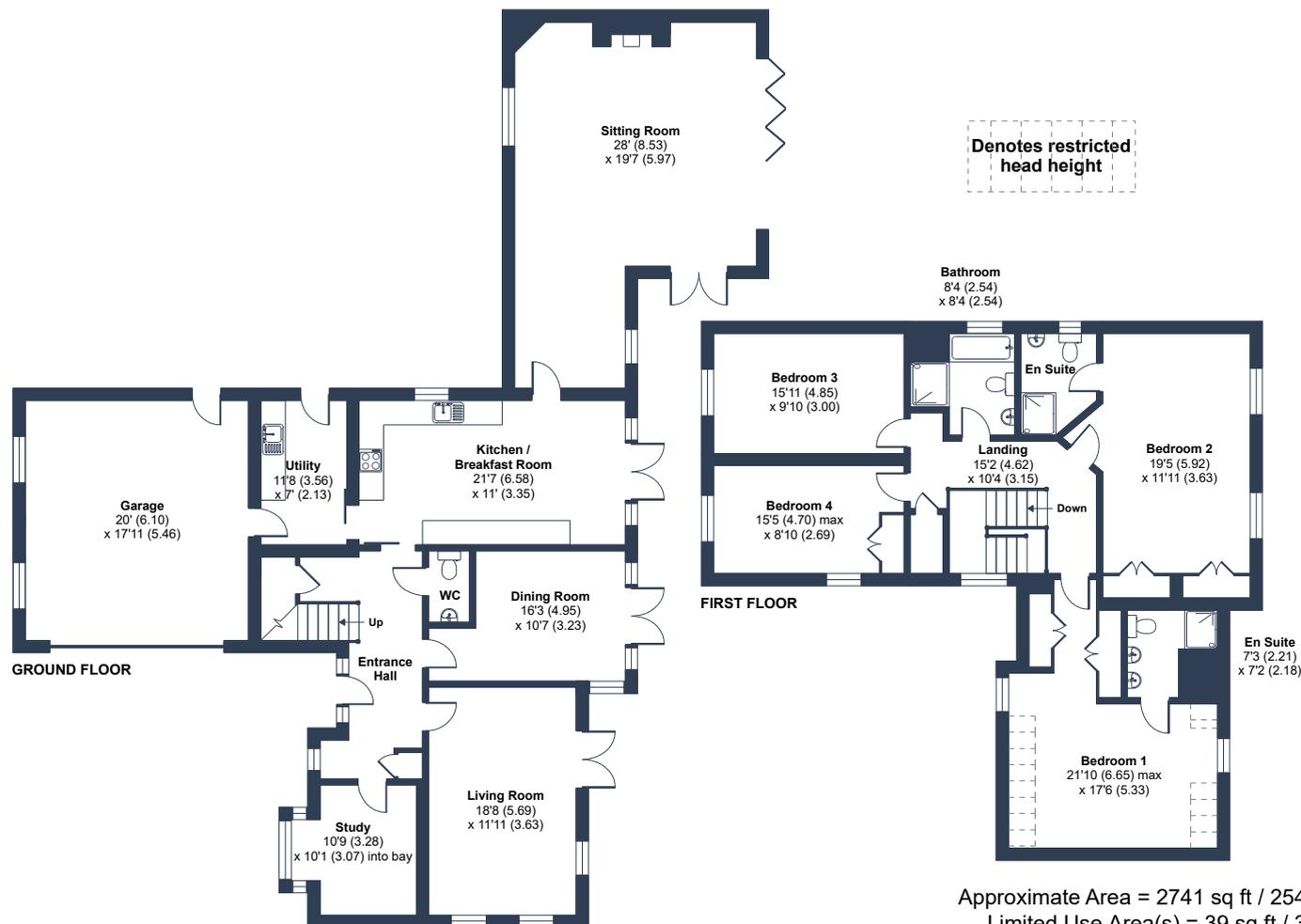
## OUTSIDE

Set on a mature plot, this property boasts a stunning south-east facing garden with mature planting, feature pond with a fountain, wooded area, and a choice of decking areas; ideal for al-fresco dining. The property is approached via a driveway leading to the integral double garage with power & lighting.

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 railway station.

Agents Note: A private estate maintenance charge is payable.





Approximate Area = 2741 sq ft / 254.6 sq m  
 Limited Use Area(s) = 39 sq ft / 3.6 sq m  
 Garage = 357 sq ft / 33.2 sq m  
 Total = 3137 sq ft / 291.4 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: 1119095

**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, LPG, water and mains drainage are currently connected to the property.  
 Council Tax Band G, however this could be subject to change. EPC - D.

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

