



# Ingleside House

The Drive, Ifold, Loxwood, West Sussex, RH14 0TB



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An impressive and beautifully presented four-bedroom family home, situated on a third of an acre mature plot, with double garage and driveway parking for numerous vehicles. Located in the popular hamlet of Ifold, close to Loxwood.

- FOUR DOUBLE BEDROOMS
- THREE BATH/SHOWER ROOMS
- THREE RECEPTION ROOMS
- CONSERVATORY
- SOUTH-FACING REAR GARDEN
- DOUBLE GARAGE WITH STUDIO ABOVE





This fabulous home offers plentiful and versatile accommodation. The spacious and welcoming hallway provides access to the stairwell to the first floor, sitting room, downstairs shower room, kitchen/breakfast room, and the dining room.

The dual aspect sitting room is an imposing room with a spectacular inglenook fireplace with a wood-burner, brick surround and a solid wood mantel. Folding wooden doors lead into the bright conservatory with views across the rear garden. An internal door leads into the study, ideal for those now working from home. The kitchen/breakfast room is a particular feature of this property, fitted with sleek, modern units with contrasting worktops and finished with feature lighting. Appliances include an American style fridge/freezer, split-level double oven, microwave/combination oven, warming drawer, and integrated dishwasher. The utility room has space and plumbing for a washing machine and tumble dryer. To the front of the house is the dining room with a bay window and feature fireplace.

The winding stairwell leads to the first-floor landing with access to all four double bedrooms, airing cupboard, and family bathroom. Bedroom one has built-in wardrobes and en-suite shower room.



## OUTSIDE

Set on a plot of around a third of an acre, the property is approached via a substantial block-paved electric-gated driveway, with parking for numerous vehicles, leading to the double garage with a studio over. The south-facing rear garden has been beautifully landscaped to include an area of lawn, play area, and patio area with raised flower beds, and plenty of space for garden furniture; perfect for summertime entertaining.

Ifold is a 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 a mainline station offering services to London/Victoria.





Approximate Area = 2347 sq ft / 218 sq m (excludes void)

Limited Use Area(s) = 72 sq ft / 6.6 sq m

Garage = 556 sq ft / 51.6 sq m

Outbuilding = 45 sq ft / 4.1 sq m

Total = 3020 sq ft / 28 sq m

For identification only - Not to scale



**Certified  
Property  
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022.  
Produced for Alex Harvey Estate Agents. REF: 860185

**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

Water, electricity, oil and mains drainage are currently connected to the property.  
Council Tax Band F. EPC - E.

**Viewings by appointment only** - Please contact Alex Harvey Estate Agents on **01403 784110**  
or email [alex@alexharveyestateagents.co.uk](mailto:alex@alexharveyestateagents.co.uk) | [www.alexharveyestateagents.co.uk](http://www.alexharveyestateagents.co.uk)



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