



Caradene, The Ride, Ifold, Billingshurst, West Sussex

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Caradene

The Ride, Ifold, Billingshurst, West Sussex RH14 0TG

A beautifully presented 5 bedroom, detached house situated on a private residential road close to the picturesque villages of Plaistow and Loxwood

Billingshurst town centre and mainline station 6.2 miles (69 minutes to London Victoria), Haslemere town centre 8.5 miles, Haslemere mainline station 9.5 miles (52 minutes to London Waterloo), A3 13.0 miles, M25 (Jct 10) 26.5 miles

Entrance hall | Drawing room | Sun room
Kitchen/dining room | Utility/garden room
Principal bedroom with en suite shower room
4 Further bedrooms | 2 Further bathrooms
Summer house | Single garage | Garden | Off street parking | EPC Rating C

The property

Extended and modernised by the current owners, Caradene is a beautifully presented family home, offering versatile and flexible accommodation, arranged over two floors, with underfloor heating throughout. From the welcoming entrance hall, the stylish porcelain tiled floor extends throughout the ground floor, providing a sense of space and continuity. The kitchen/dining room has a bespoke fitted kitchen with integrated electric double oven, tiled splashbacks, quartz worktops and walk-in larder cupboard. The spacious drawing room boasts an attractive wood burning stove to the fireplace, whilst French doors lead to the superb sunroom, with Pilkington "sun reflect" glass. There are two bedrooms on this floor, one with built-in storage, and the other currently used as a study, and a contemporary styled bathroom.

The useful utility/garden kitchen is accessed externally.

On the first floor, the spacious landing has two areas which could be used as study areas, and eaves storage. The principal bedroom has generous built-in wardrobes, eaves storage, and a fully tiled en suite shower room. The family bathroom boasts a twin bath and is fully tiled. There are two further bedrooms, both with built-in storage, and one having access to a generous storage space or playroom/den.

Outside

The property is approached via a 5-bar gate to the gravelled drive which, along with the single garage, provides ample parking. The front garden is fully enclosed and has flower and shrub borders, with access gates on either side to the rear. The good sized rear garden is mainly laid to lawn and enclosed by wood panel fencing. The paved terrace provides the perfect location for outside entertaining, complemented by the garden kitchen/utility and timber summer house with decked veranda.

Location

Caradene is located in the West Sussex hamlet of Ifold with its local shop and many acres of National Trust land nearby providing excellent walking and riding. Ifold is located close to the picturesque villages of Plaistow and Loxwood. Haslemere town provides a good variety of boutique shopping, restaurants, a Waitrose supermarket, recreational facilities and a mainline station with fast trains to London Waterloo.

There is a fine selection of schools in the area including Plaistow and Kirdford primary, The Weald, Penthorpe, Farlington, Cranleigh, Highfield, Brookham, Amesbury and the Royal School (both junior and senior).

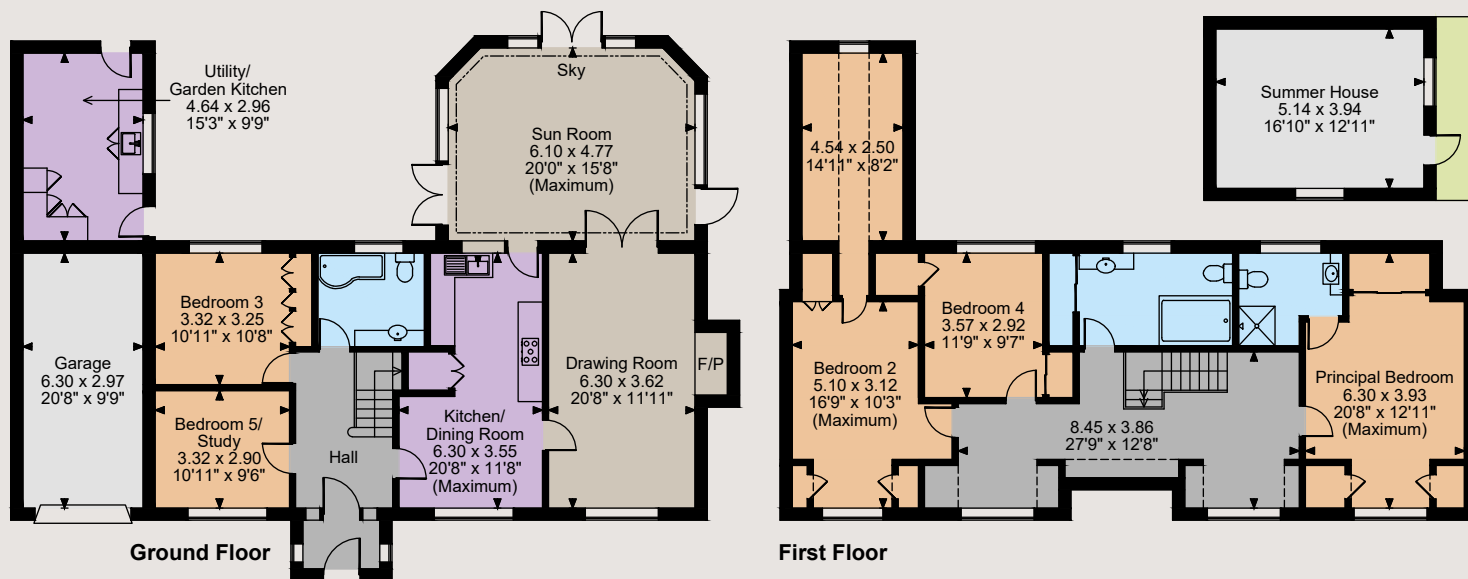
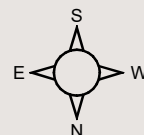
Sporting facilities include golf at Wildwood, and West Sussex, racing at Goodwood and Fontwell, polo at Cowdray Park and sailing off the south coast at Chichester.





Floorplans

House internal area 2,298sq ft (214 sq m)
Garage & Utility internal area 359 sq ft (33 sq m)
Summer House internal area 218 sq ft (20 sq m)
Total internal area 2,875 sq ft (267 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Directions

From Haslemere High Street turn left at the Town Hall onto the B2131 Petworth Road. After approximately 2.5 miles turn right at the T-junction onto the A283. After approximately 500 yards turn left signposted Plaistow and continue through the village of Shillinglee. Upon reaching a T-junction turn right signposted Plaistow, Kirdford and Loxwood. Upon entering Plaistow turn left past the church and follow the Loxwood Road for 1 mile. As the road bends round a sharp right hand corner continue straight ahead into the The Ride. Caradene can be found on the right hand side.

General

Local Authority: Chichester District Council

Services: Mains water, electricity, drainage.

Council Tax: Band F

Tenure: Freehold

Guide Price: £1,195,000

Haslemere

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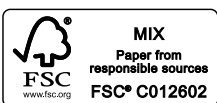
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