

**Chalk Road
Loxwood | RH14**



Hornbeam Chalk Road

Loxwood | West Sussex | RH14 0UD

Built by the prestigious and award winning Baufritz,
is this detached four-bedroom family home.

- Living Room
- Kitchen/Breakfast Room
- Study/Dining Room
- Utility Room
- Cloakroom
- Ground floor bedroom with ensuite

- Main bedroom with ensuite
- Two further bedrooms
- Family bathroom room

- Gated entrance
- Double garage
- Level enclosed mature gardens



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The Property

Originally constructed by Baufritz in 2010 and having been beautifully maintained by the current owners, this four-bedroom detached house represents an exceptional example of a modern, energy-optimized home in a private setting.

Internally the property is flexible, well-proportioned, and neutrally decorated throughout. The ground floor accommodation flows seamlessly from the study/dining room which in turn opens into the living room which enjoys large sliding doors opening onto the rear garden. The living room also has a feature log burner fire. The kitchen/breakfast room has integrated appliances which include a Hotpoint Dishwasher, AEG double oven, ceramic hob, microwave, and a large free-standing Samsung Fridge Freezer. There is a ground floor double aspect bedroom with an ensuite shower room and double doors opening onto the gardens. Furthermore, there is a cloakroom and a utility room which houses the water tank, washing machine and vented tumble dryer.

Stairs ascend from the ground floor where the main bedroom has floor to ceiling windows and a door which opens onto a balcony. This bedroom also has an ensuite bathroom. There are two further double bedrooms and a family bathroom. Please note that all bathrooms are fitted with Hansgrohe fittings.

The property further benefits from under floor heating throughout the property with a thermostat in every room, beech wood flooring in the living area and hallway with Beechwood and stainless- steel stairs. An Air source Heat Pump, Solar hot water panels, high levels of insulation throughout.





Garden

Approached via electric steel gates the property benefits from ample off-road parking and a detached double garage. The gardens extend to approximately one acre and offer a high degree of privacy. Mainly laid to lawn with a wide selection of mature trees and shrubs which give colour and form to the garden. Adjacent to the house is a paved covered terrace area which makes for a fantastic spot for alfresco dining. The property also has an Astro turf area which is currently used as a Badminton Court and some raised beds currently used for vegetables.

Services

We are advised by our clients that the property has mains water, electricity, private drainage and Super-fast fibre broadband

Viewings

Strictly by appointment with the agent.

Local authority

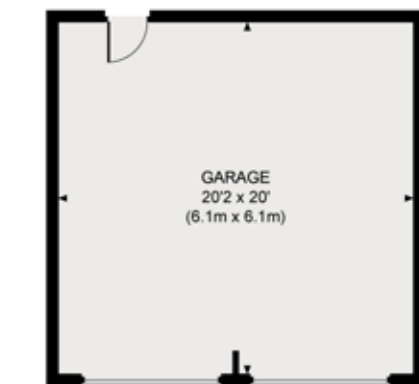
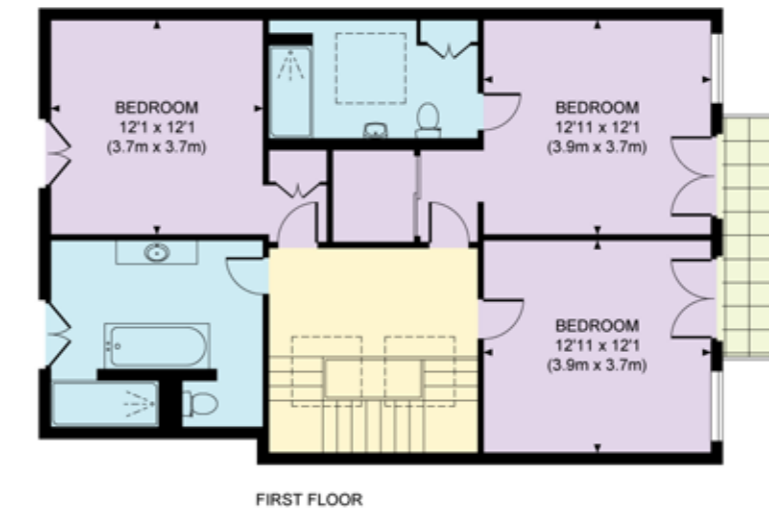
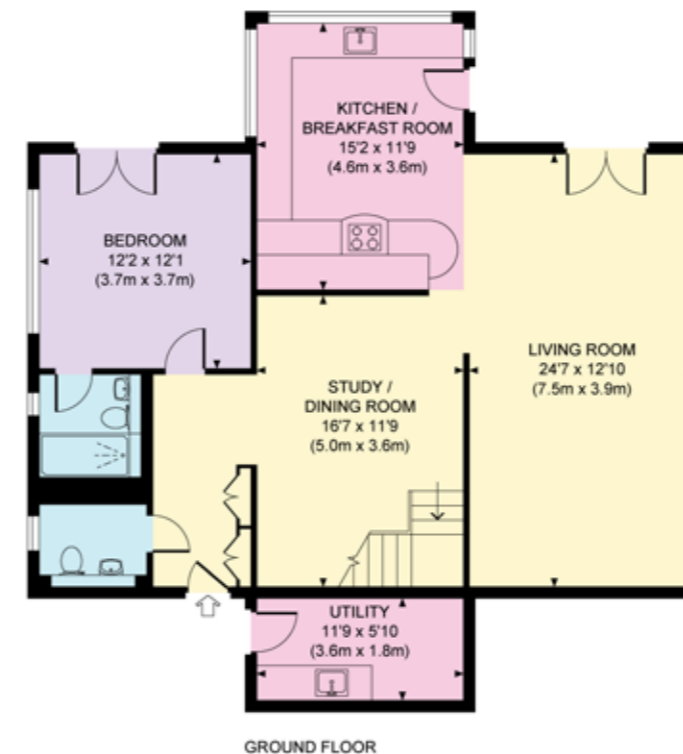
Chichester District Council

Location

The hamlet of Ifold is surrounded by undulating fields and woodland. There is a local village shop for everyday needs, whilst nearby Loxwood, Cranleigh and Billingshurst provide further amenities and mainline link to London Victoria. There is an excellent choice of infant, primary and secondary schools locally and several private schools in the surrounding area. The area is surrounded by West Sussex countryside ideal for walking, cycling and horse riding, whilst the South Coast is about 20 miles away.

APPROX. GROSS TOTAL FLOOR AREA 2,370 SQ FT / 220.2 SQ M (Incl. Outbuildings)

This plan is for guidance only and must not be relied upon as a statement of fact.



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We would be delighted to tell you more.

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