



2, Oak Way | Ifold | Loxwood | West Sussex | RH14 0RU







## 2, Oak Way

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**OFFERS IN EXCESS OF: £1,000,000.**

A quality, substantial family home located in a small close on the sought after private estate in Ifold. Having been extremely well maintained by the same owners since its construction in 2008, the property is ready for its new owners to enjoy a first class, extremely spacious home in a slightly tucked away location with wonderful, landscaped gardens. The large reception hall gives access to three large reception rooms and a large kitchen/breakfast room. There is an orangery off the living room with double doors leading out to one of the patio's, there is also a cloakroom and utility room. On the first floor the impressive landing is a feature of the home being a size that is in complete balance with the property, also with a large opening and retractable staircase ladder that takes you to a spacious loft room. The five large bedrooms are complimented by en suites to the main bedroom, guest bedroom and bedroom three, plus there is a family bathroom. The property is approached by a private drive with plenty of parking, this leads to the large double garage that is bigger than expected with a tiled floor and plastered and emulsion to walls and ceiling. The grounds have been the focus of much attention by the owners with patio's, raised decking area's, much quality planting, and a very high degree of seclusion.



### Reception Hall.

A large Amtico floored entrance to greet guests with a turning staircase leading to first floor.

### Cloakroom.

WC, vanity unit with inset wash hand basin and mixer tap having storage under, tiled floor, full height shelved cupboard.

### Living Room.

Approached via the reception hall, with double opening doors this impressive room has a centrepiece inglenook style fireplace with inset wood burner, Amtico flooring, double opening doors to: -

### Orangery.

A recent quality addition to the property with double glazed windows, an insulated part vaulted roof, dual velux windows, tiled floor, outlook over gardens with double opening doors leading to a patio.

### Dining Room.

Approached from the reception hall with additional double doors to the Kitchen/Breakfast room. Amtico flooring with double opening doors leading outside to a large, decked area with the garden beyond.

### Kitchen/Breakfast Room.

A quality and extensively fitted kitchen comprising:- Large granite work surface with inset sink, Brita filter mixer tap and drainer with base cupboards under, integrated dishwasher, further granite work surfaces with base cupboards and drawers, Rangemaster range cooker with stainless steel splash back and extractor overhead, full height integrated fridge with pull out larder unit to side, eye level units incorporating display cabinet with led lighting, integrated microwave, large peninsula wood work surface with breakfast bar and base cupboards/pull out corner units, tiled floor.

### Family Room/Study.

Extensive range of quality bespoke fitted furniture by Neville Johnson comprising of: - a full wall unit with shelving, cupboards, and space for housing a large TV. On the opposite wall a fully fitted office desk with cupboards underneath/pull out filing rack

and matching storage cabinet above.

### Utility Room.

Accessed from the garage. Work surface and inset sink unit with washing machine and tumble drier, eye level unit, base cupboard, tiled floor.

### Galleried Landing.

A feature of the property being very generous in size with an ornate wooden balustrade over stairwell, heated linen cupboard, very large opening to loft room via retractable staircase/ladder.

### Main Bedroom.

A large room with fitted wardrobes, square bay window, door to: -

### En Suite Shower Room.

Beautifully refitted with a quality suite comprising: - Large walk in shower cubicle with frameless glazed screen, mixer shower and drench head over, twin wash hand basins with storage units below, WC, vanity unit incorporating large mirror with led lighting above. Shaver point, chrome heated towel rail, tiled floor.

### Guest Suite.

A large room with a deep recessed wardrobe, door to: -

### En Suite Shower Room.

Shower cubicle with mixer shower, vanity unit with wash hand basin and storage beneath, shaver point, WC, tiled floor.

### Bedroom 3.

Fitted wardrobe, door to: -

### En Suite Shower Room.

Shower cubicle with mixer shower, vanity unit with wash hand basin and storage beneath, shaver point, WC, tiled floor.

### Bedroom 4.

Fitted wardrobe.

### Bedroom 5.

### Family Bathroom.

This large room has a corner bath, separate shower cubicle with mixer shower, vanity unit with wash hand basin and storage beneath, WC, shaver point,

heated towel rail, tiled floor.

### Loft Room.

An extensive room running almost the full length of the property. Access is by a retractable staircase/ladder with handrails. Carpet to floor, plastered and emulsion walls, 2 sun tubes providing day light. To one end is a door giving access to a store area plus there are several other access points for eves storage.

### Double Garage.

Being larger than a standard double garage with an area that could be utilised as a workshop that currently houses a chest freezer (remaining). Remote control twin up and over doors, plastered and emulsion to walls and ceiling, quarry tiling to floor, oil boiler to one corner, centralised vacuum system, door to garden, door giving direct access to kitchen.

### Gardens.

Beautifully landscaped and of a good size, the gardens mainly encompass two sides, with a south facing garden running along the rear of the house passing a raised area of decking and large patio, this leads to a substantial area of lawn with carefully planned planting and interspersed raised flower beds, additional large, raised area of decking, that is a natural place to sit and relax and look back over the grounds. The garden has been planted with fruit and ornamental trees. Adjacent to the garage is a further patio with large flower bed in brick retaining wall and recently installed garden shed. Substantial area to the side of the garage that houses the oil storage tank and a log store. The grounds are very secluded being enclosed by a combination of well-manicured hedging and close boarded fencing.

**EPC RATING= C.**  
**COUNCIL TAX= Band G**  
**ESTATE CHARGE= Approx**  
**£280.00 a year.**





# Oak Way, Ifold, Loxwood, Billingshurst, RH14

Approximate Area = 3524 sq ft / 327.4 sq m (includes double garage)

Limited Use Area(s) = 18 sq ft / 1.6 sq m

Total = 3542 sq ft / 329 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). © nlclicom 2023. Produced for Fowlers Estate Agents. REF: 1012016



*"We'll make you feel at home..."*



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