



**HARRISON BRIDGER**  
INDEPENDENT ESTATE AGENTS

Residential  
Commercial  
Sales  
Lettings



**MAPLE COTTAGE, PLAISTOW ROAD, IFOLD, RH14 0SZ**  
**Price £1450 pcm**



**Very desirable three bedroom modern cottage,  
located in a semi rural environment location with  
allocated parking and garden**

**Sitting Room • Kitchen / Dining Area • Three Bedrooms •  
Bathroom • Rear Garden • Parking**



Harrison Bridger are delighted to offer this modern three bedroom cottage for rent in the village of Ifold, recently renovated to excellent standards with new carpets. This property is ideally suited to a professional couple or small family

The accommodation with approximate dimensions comprises:-

Hardwood front door to:-

**SITTING ROOM:** (5.63m x 3.94m)

Outlook to the front. Stairs to First Floor. Under stairs Storage Cupboard.

**KITCHEN / DINING AREA** (4.91m x 2.62m)

A selection of base and wall units in white with a cottage style design with wooden worktop and stainless steel sink with mixer tap. Integrated electric fan oven and ceramic hob with chimney extractor hood. Fridge/freezer, washer / dryer and dishwasher.

Door to garden:





## FIRST FLOOR

### LANDING

Airing cupboard with heater.

### BATHROOM (2.90m x 1.60m)

A large family bathroom with white suite comprising panelled bath with mixer tap and shower attachment and glass shower screen, close coupled WC and wash basin with tiled splash back and set within a modern vanity unit with cupboards below. Fitted bathroom utensils and illuminated mirror. Vinyl floor, Window, Chrome heated towel rail, Part tiled Wall.

### BEDROOM 1: (5.15m x 2.93m)

### BEDROOM 2: (3.23m x 2.88m)

### BEDROOM 3: (3.21m x 2.63m)

## Outside

### GARDEN

The rear garden, featuring a patio area and shed and is also fully fenced.

### FRONT

Gravel drive for parking with views across to open fields.

### IFOLD

This semi rural hamlet is roughly equidistant between Loxwood and Plaistow, of which Plaistow has a local store and the Sun Inn public house. Loxwood offers the Onslow Arms pub in which is a leisurely walk from the property along the towpath of the nearby canal. Cranleigh village is also about 6 miles away, with Guildford and Horsham town centres around 12 miles away from the property. Billingshurst which has a larger range of shops and amenities also has a railway station with direct links to London Victoria.

Council Tax Band C.



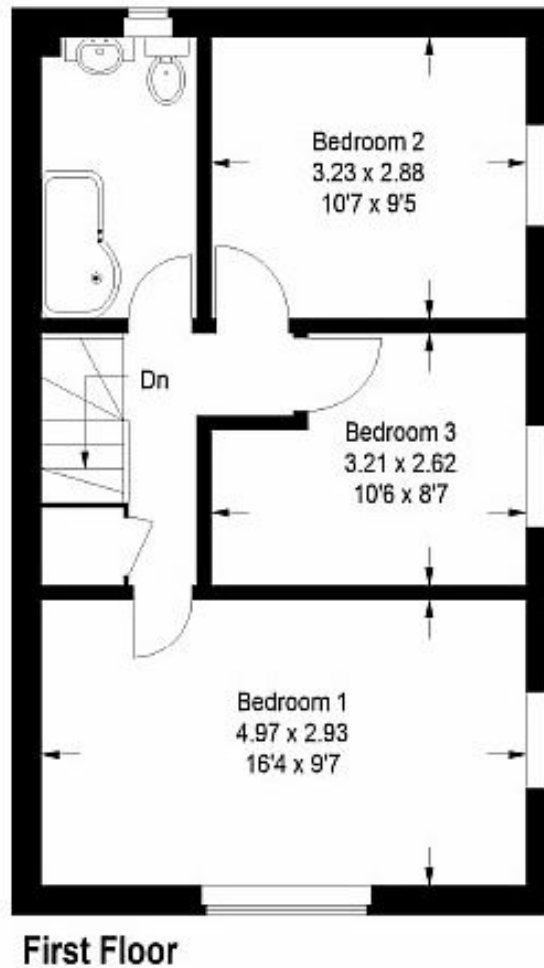
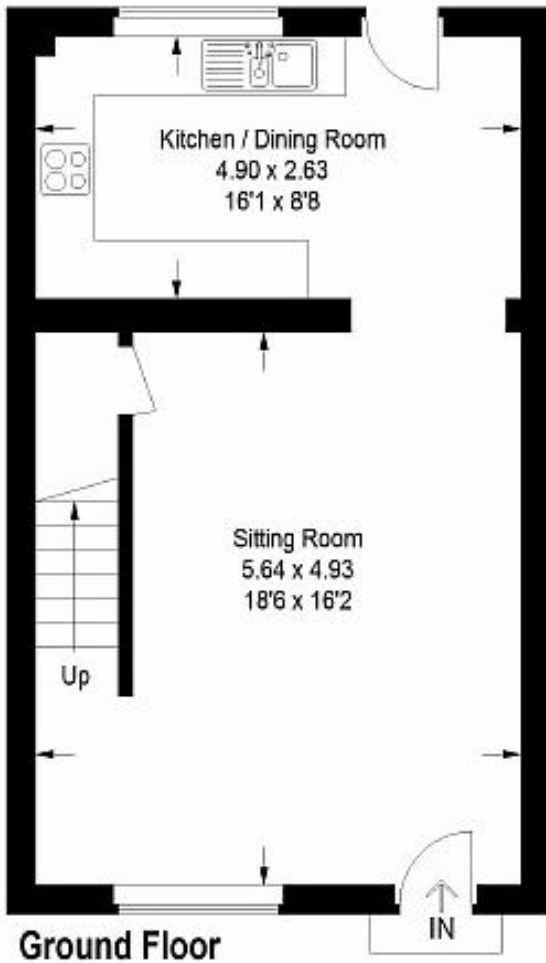


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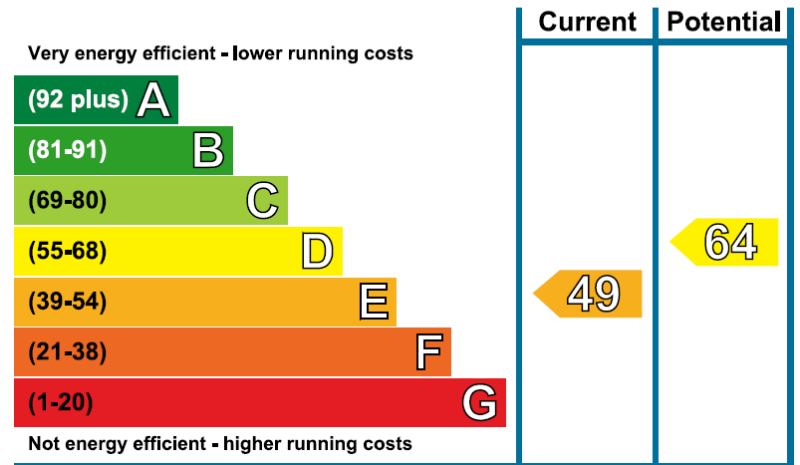


# Plaistow Road, Ifold

Approximate Gross Internal Area  
 Ground Floor = 44.1 sq m / 475 sq ft  
 First Floor = 43.7 sq m / 470 sq ft  
 Total = 87.8 sq m / 945 sq ft



## Energy Efficiency Rating



### IMPORTANT NOTICE

1. These particulars are set out for the interested parties and purchasers as a guideline only. They are intended to give a fair description but not to constitute part of an offer or contract.
2. All descriptions, dimensions, distances, orientations and other statements/facts are given in good faith but should not be relied upon as being a statement or representation of facts.
3. The floor plan is published for convenience only. Although it is thought to be correct its accuracy cannot be guaranteed and it does not form part of the contract. NOT TO SCALE.
4. The property including services are believed to be in good working order, however, nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services are in good working order. Interested applicants are advised to make their own enquiries and investigations before finalising their offer to purchase.
5. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs.
6. Any area measurements or distances referred to herein are approximate only.
7. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser.
8. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by a way of statement of fact. If there are any points of particular importance that need clarifying before viewing please do not hesitate to contact our office.