



# An immaculate family home

**Bluebell Wood, 2 Woodland Copse, Ifold, RH14 OED**

Freehold





Family kitchen and utility room • Dining/breakfast room  
• Sitting room • Family room • Study • Four bedrooms  
• Three bath/shower rooms (one en suite) • Double  
garage with guest bedroom and bathroom

### Description

2 Woodland Copse is an attractive detached family home built almost 10 years ago which has since been extended and updated internally very recently by the current owners to a high standard. The house offers spacious accommodation set in an open plan arrangement with four excellent reception rooms comprising dining/breakfast room, sitting room with wood burning stove, family room and study. The contemporary family kitchen measuring over 23 ft and is the heart of the home with a solid wood kitchen, range cooker, lantern ceiling and bi fold doors on to the garden. The downstairs accommodation is completed by a utility room and cloakroom.

The first floor offers a generous sized master bedroom with contemporary en suite bathroom along with three further double bedrooms (one en suite) and a family bathroom.

Outside, the rear garden is unusually large extending to approximately 0.8 acre and is laid to lawn running into a more wooded area. There is a pleasant terrace ideal for entertaining and the garden is framed by mature trees offering excellent privacy.

There is ample parking on the driveway and the property benefits from a double garage

with guest bedroom and en suite bathroom above.

### Situation

2 Woodland Copse is situated in the popular hamlet of Ifold. Nearby the village of Loxwood has a shop, butchers, doctors surgery primary school and two pubs. In addition to the primary school, a little further afield is The Weald Secondary School in Billingshurst, Pennthorpe School in Rudgwick, Farlington School in Warnham and Cranleigh Preparatory and Senior Schools. Recreational opportunities include a well regarded sports club and ground, golf at Chiddingfold and the West Surrey Golf Club; racing at Goodwood and Fontwell Park; polo at Cowdray Park and sailing at Chichester Harbour.

### Services

All mains services available.

### Local Authority

Chichester District Council -  
01243 785 166

### Energy Performance

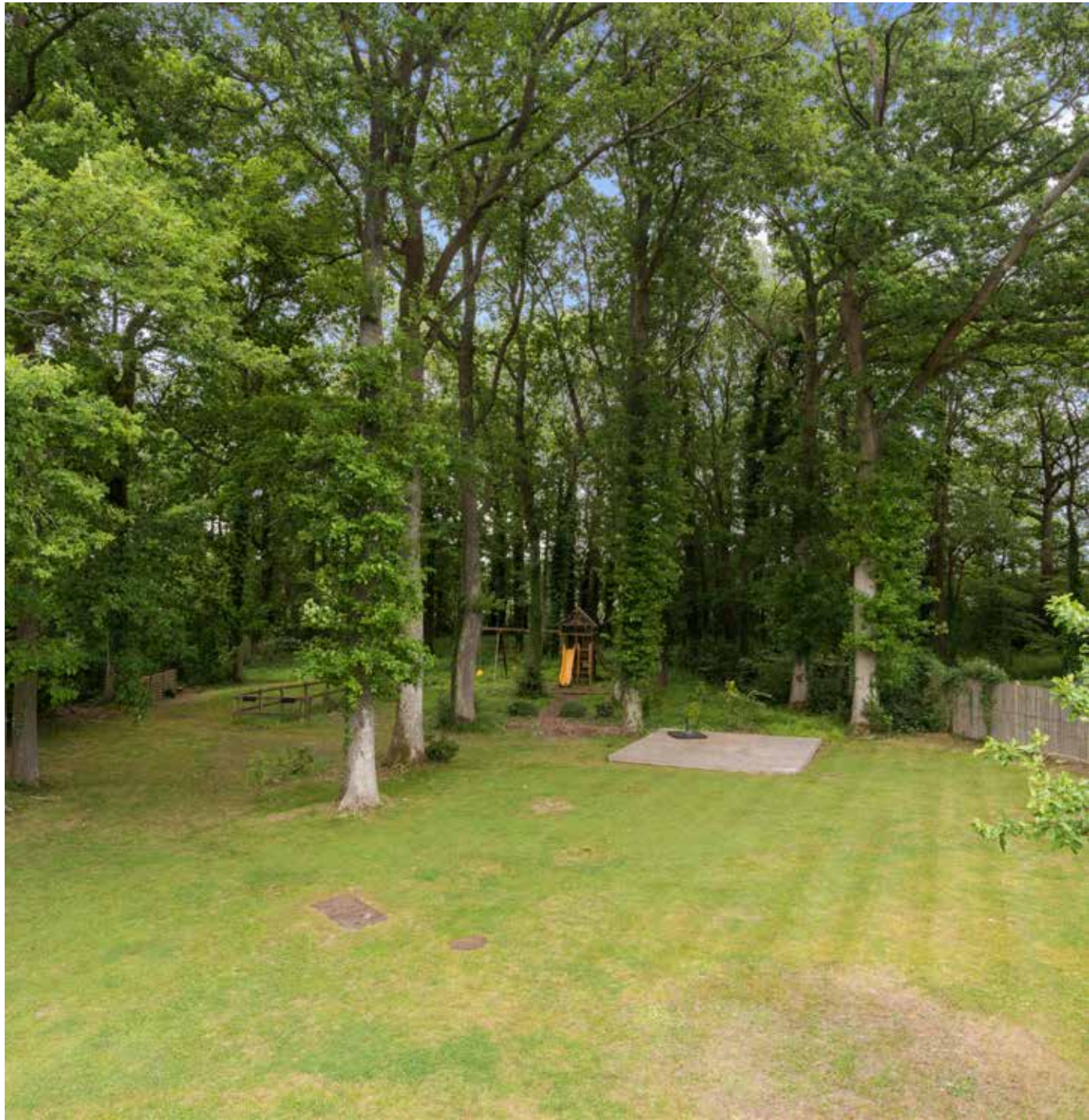
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

Strictly by appointment with Savills.







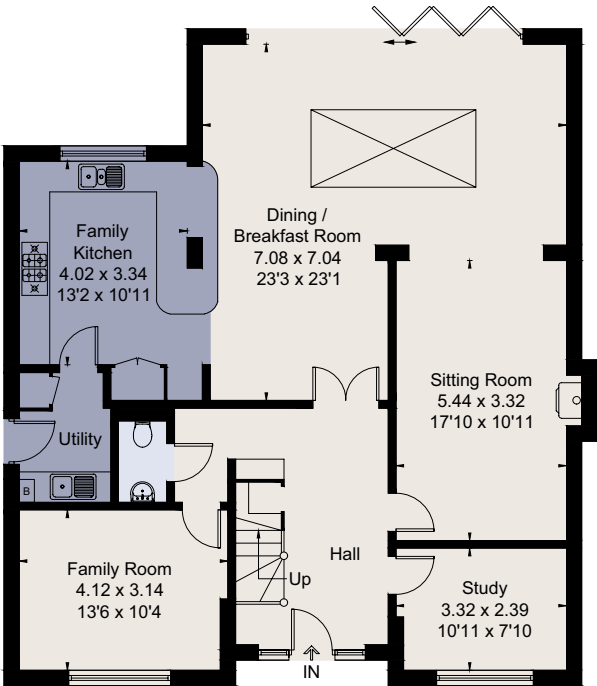
**2 Woodland Copse, Ifold , RH14 OED**  
**Approximate IPMS2 Floor Area** 210.5 sq m / 2266 sq ft  
**Garage** 51.7 sq m / 556 sq ft  
**Limited Use Area** 9.1 sq m / 98 sq ft  
**Total** 271.3 sq m / 2920 sq ft



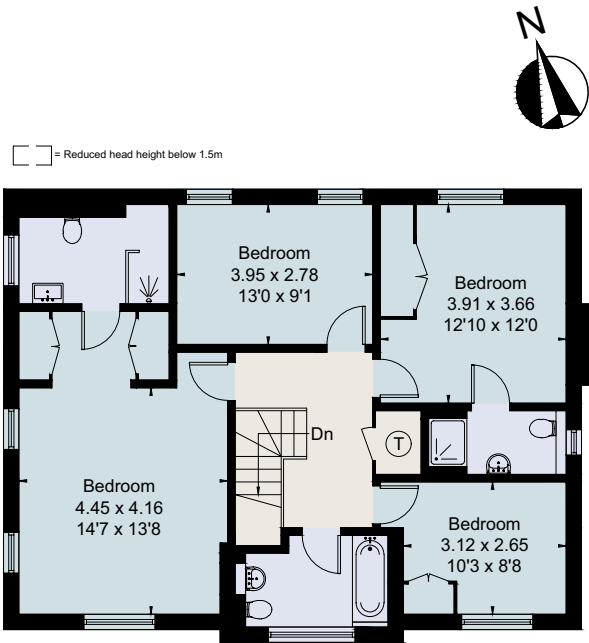
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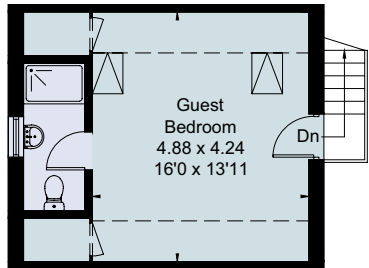
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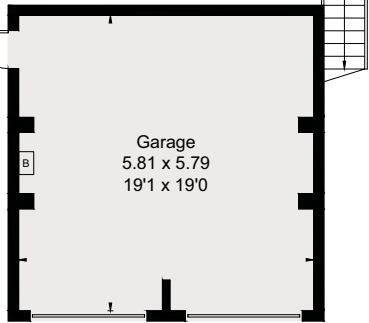
Ground Floor



First Floor



Garage - First Floor



(Not Shown In Actual Location / Orientation)  
Garage - Ground Floor

For identification only. Not to scale. © 190605AD

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