



Ingfield Lodge Ingfield Manor Drive, Five Oaks

Guide Price £350,000

Ingfield Lodge, Ingfield Manor Drive

Five Oaks, Billingshurst

A superb two/three-bedroom detached Lodge House offering excellent scope for modernisation and improvement, subject to the usual planning consents.

Situated in the village of Five Oaks, Ingfield Lodge is ideally positioned for convenient access to both Horsham and Billingshurst, as well as the surrounding countryside, a selection of highly regarded local schools, and mainline train stations. The property is also offered with vacant possession and no onward chain.

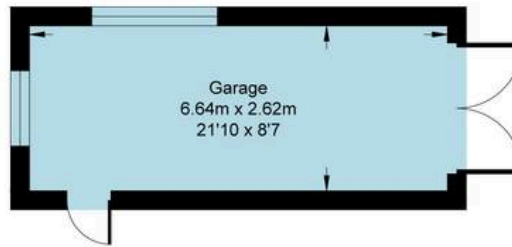
The ground floor accommodation is entered via a welcoming reception hallway, leading through to a generously proportioned living room enjoying an aspect to the side of the property. Further reception space is provided by a spacious dining room/additional sitting room adjoining the kitchen, benefitting from a bright and airy double aspect to the front and side. The kitchen is fitted with a range of wall and base units and offers space for freestanding appliances, while a downstairs cloakroom adds further convenience. Additional versatile accommodation is provided by a further reception room, ideal for use as a snug, study, or third bedroom.

A turning staircase rises to the first-floor landing, where a charming circular window overlooks the front of the property. There are two well-proportioned bedrooms, both enjoying views to the front, together with a separate family bathroom fitted with a bath, wash hand basin, and low-level WC.

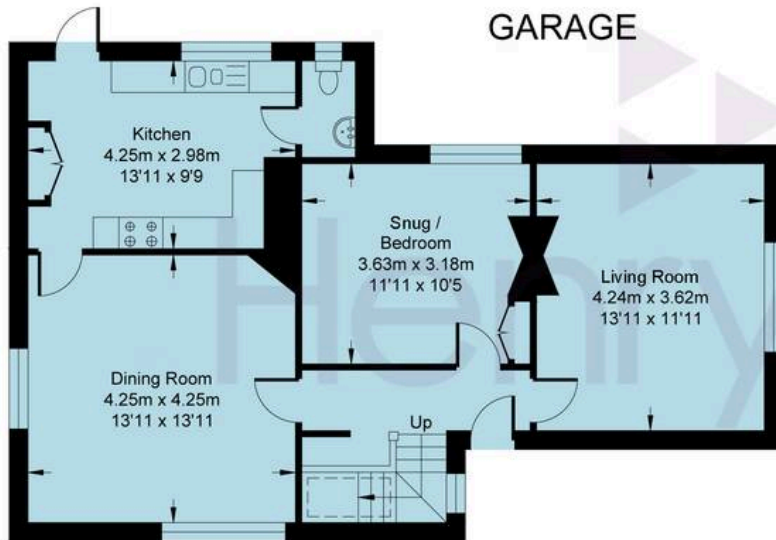



Henry Adams
estate agents

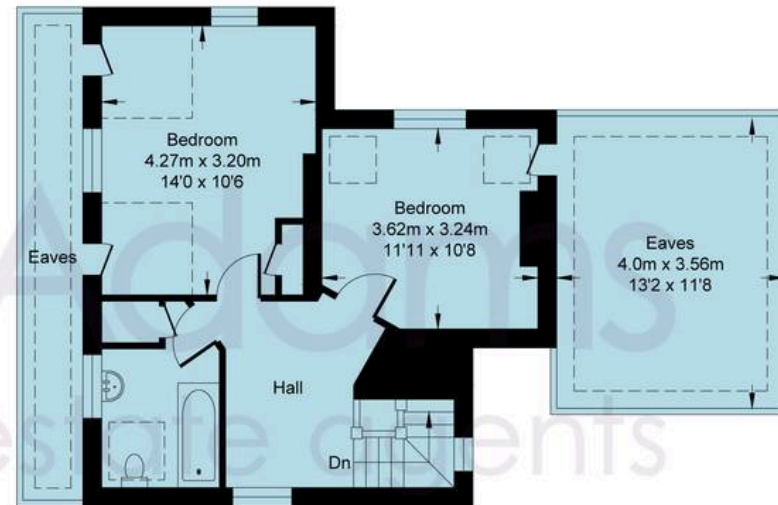




GARAGE



GROUND FLOOR



FIRST FLOOR



Ingfield Manor Drive

Approximate Area = 1178.43 sq ft / 109.48 sq m
 Garage = 187.29 sq ft / 17.40 sq m
 Total (Including Garage) = 1365.72 sq ft / 126.88 sq m
 For identification only - not to scale



Outside, the property occupies a generous plot with gardens wrapping around the home. A rear access gate leads to the side gardens, where there is a useful timber-built storage shed and a pathway continuing around to the front of the property.

Agent's Note: The property requires improvement and modernisation throughout.

Council Tax band: D Tenure: Freehold

Energy Efficiency Rating: E

- **Two/Three bedroom detached Lodge House**
- **Charming character details throughout, including original period fireplaces in several rooms**
- **Ground floor WC**
- **In need of modernisation and improvement**
- **Well Proportioned room sizes**
- **Generous Gardens**
- **Access to nearby Countryside**
- **Access to nearby town centres of Horsham and Billingshurst**
- **Outside Storage Shed**







Henry Adams - Horsham

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Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.