



**OAKLANDS RUSPER ROAD, IFIELD, CRAWLEY, WEST SUSSEX,
RH11 0LN
£1,650,000
FREEHOLD**

***** IMPRESSIVELY SPACIOUS AND VERSATILE DETACHED HOME, SET WITHIN 0.91 OF AN ACRE, WITH AN IN/OUT DRIVEWAY *****

This attractive family home, originally built in the 1930's, has been extensively updated and extended by the current owner to create a superbly social and versatile place to live.

On the ground floor you have a characterful arched door leading to an entrance lobby, which gives access to the plant room and cloakroom. Beyond, there is a spacious hallway, with stairs rising to the first floor and doors to both a study and music room. The right hand side of the ground floor has a bright, triple aspect lounge and games room, with Bi-folding and French doors to the garden, and a contemporary fireplace. The hub of this home is the superb kitchen/family area, which has a stylish fitted kitchen with central island, a seating area with a fireplace, a bright dining area with a large lantern window, and two sets of Bi-folding doors to the garden. You then have an inner hallway which connects to the gym room, which again has direct garden access, and also gives access to a two bedroom annexe which is arranged over two floors and has a living room, separate kitchen, balcony access, two wet rooms and a private side door.

On the first floor of the main house there are four, generous double bedrooms and a large wet room. The principal bedroom is a lavish space, with a private balcony, extensive fitted wardrobes and access to a wonderful en-suite wet room, that has both a roll top bath and a walk in shower area.

Outside you have an in & out gravel driveway, that will easily accommodate six cars and has an EV charge point. There are extensive, southerly aspect gardens to the rear with large patio areas, pergola's, a central bandstand and a range of outbuildings, including storage, an outdoor bar, and a Finnish hexagonal BBQ hut.

The property backs on to Ifield Golf course, and benefits from being less than a mile from Ifield shops and train station.

- EXTENSIVE LIVING SPACE
- SIX BEDROOMS
- SPACIOUS ANNEXE
- 0.91 OF AN ACRE
- COUNCIL TAX BAND: G
- RENOVATED THROUGHOUT
- FOUR WET ROOMS
- GYM
- IN/OUT DRIVEWAY
- EPC RATING: D





ROOM DIMENSIONS:

HALL

5'10 x 4'4 (1.78m x 1.32m)

HALLWAY

15'2 x 9'2 (4.62m x 2.79m)

CLOAKROOM

6'3 x 2'10 (1.91m x 0.86m)

PLANT ROOM

6'5 x 4'5 (1.96m x 1.35m)

LOUNGE

20'3 x 18'6 (6.17m x 5.64m)

GAMES ROOM

19'5 x 12'0 (5.92m x 3.66m)

MUSIC ROOM

12'3 x 10'0 (3.73m x 3.05m)

STUDY

11'4 x 10'4(min) 11'11(max)
(3.45m x 3.15m(min)
3.63m(max))

KITCHEN/DINING/FAMILY ROOM

35'0 x 33'1 (10.67m x 10.08m)

UTILITY ROOM

6'4 x 6'0 (1.93m x 1.83m)

GYM

21'10 x 8'3 (6.65m x 2.51m)

LANDING

29'4 x 16'1 (8.94m x 4.90m)

MASTER BEDROOM

16'2 x 13'11 (4.93m x 4.24m)

ENSUITE WET ROOM

11'11 x 9'8 (3.63m x 2.95m)

BEDROOM TWO

13'10 x 12'8 (4.22m x 3.86m)

BEDROOM THREE

14'10 x 12'4 (4.52m x 3.76m)

BEDROOM FOUR

13'11 x 8'0 (4.24m x 2.44m)

WET ROOM

9'3 x 8'5 (2.82m x 2.57m)

BALCONY

56'0 x 15'9(max) (17.07m x 4.80m(max))

ANNEXE

ANNEXE HALLWAY

20'8 x 9'9(max) (6.30m x 2.97m(max))

ANNEXE WET ROOM

9'0 x 4'0 (2.74m x 1.22m)

ANNEXE BEDROOM ONE

16'2 x 14'3 (4.93m x 4.34m)

ANNEXE LOUNGE

12'9 x 10'3 (3.89m x 3.12m)

ANNEXE KITCHEN

9'3 x 7'8 (2.82m x 2.34m)

ANNEXE BEDROOM TWO

11'3 x 9'6(min) (3.43m x 2.90m(min))

ANNEXE WET ROOM

7'9 x 4'7 (2.36m x 1.40m)

GAS CENTRAL HEATING

DOUBLE GLAZED WINDOWS

IN AND OUT DRIVEWAY WITH PARKING FOR 6 CARS

SOUTH FACING GARDEN (0.91 OF AN ACRE)






woodlands

OnTheMarket.com

rightmove

Zoopla

The Property Ombudsman

tsi
APPROVED CODE
TRADINGSTANDARDS.GOV.UK

naea
propertymark
PROTECTED

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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