



Rusper Road, Ifield

FREEHOLD

Guide Price £650,000 – £675,000



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An opportunity to purchase a sympathetically extended and well-presented 1930s semi-detached 4-bedroom family home with period features. It has a garage and a gravel driveway providing off-road parking for 4-6 cars. Together with attractive frontage, there is a larger than average sunny rear garden with established planting, lawns and two sheds one of which has power and light.

Approaching the property there is fencing across the front boundary and to the left with a delightful, scented rambling rose. To the right there is a low hedge along the boundary and, from the driveway, a gate and picket fence encloses an area of cottage flowers with a herringbone pattern brick path leading to the front door which is believed to be the original oak door. There is a garage and gravel driveway providing off-road parking for 4-6 cars. The garage can be accessed from both the front and the rear of the house with the gravel continuing to the left and then a brick pathway to the rear garden.

Entering the property, the hallway has solid wood flooring, a window to one side and on the other side a large, double storage cupboard. The lounge/diner is to the right, kitchen/breakfast room ahead with the boot room beyond. The second lounge is on the left, with the cloakroom also on the left and adjacent is the attractive curved staircase.





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The second lounge is at the front of the house and is both light and airy with a bay window to the front and another window to the side and has a large storage cupboard. The cloakroom has white painted wide floorboards, white WC and wash hand basin with a frosted window to the side.

The large open plan lounge/diner runs from the front to the rear of the house. To the front there are double windows, an open fireplace with a white surround and presently it has a dining table with space for 6-8 chairs. Moving into the lounge area, there is a similar fireplace together with double doors with windows on each side opening onto the pergola in the rear garden.

The kitchen/breakfast room is both well-proportioned and stylish with beams and a blue 2 oven gas-fired AGA providing a focal point. There is an off-white colour scheme with ceramic floor tiles and a range of wall and base units with contrasting dark work surfaces. There is space for free-standing cupboards, a full height fridge/freezer and integrated items include a washing machine and a dishwasher. There is a white ceramic sink with period style taps beneath a large window which has monkey tail handles and is overlooking the rear garden with a door to the garden adjacent. To the left is a stable door to the boot room which has a high window to the side and a door to the garden.



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Returning to the hall, the curved staircase has an attractive wood balustrade and is flooded with light from a window above on the half landing. At the top of the stairs a corridor leads initially to the left and follows around to the right to the master bedroom. This is a particularly spacious double room with two large windows to the front of the house and an Art Deco fireplace. There is a double fitted wardrobe with a cupboard above and plenty of room for additional furniture.

Bedroom 2 is also a spacious double room again with a double fitted wardrobe and a large window overlooking the rear garden. The loft can be accessed from the landing here and has a light, a ladder and is fully boarded. There is a large, double storage cupboard along the corridor with bedroom 3 is to the front of the house. This is also a double room with two single fitted wardrobes. Bedroom 4 is a well-presented single room with décor, as elsewhere, in keeping with the style of the house. It has a built-in cupboard and space for a free-standing wardrobe.

Attention to detail is shown throughout this property and the attractive bathroom has a roll-top bath with an oval rail with shower curtain above, a traditional white, wash hand basin and a feature cast iron radiator. There are white painted wide floorboards both here and in the separate WC which is adjacent to the bathroom.





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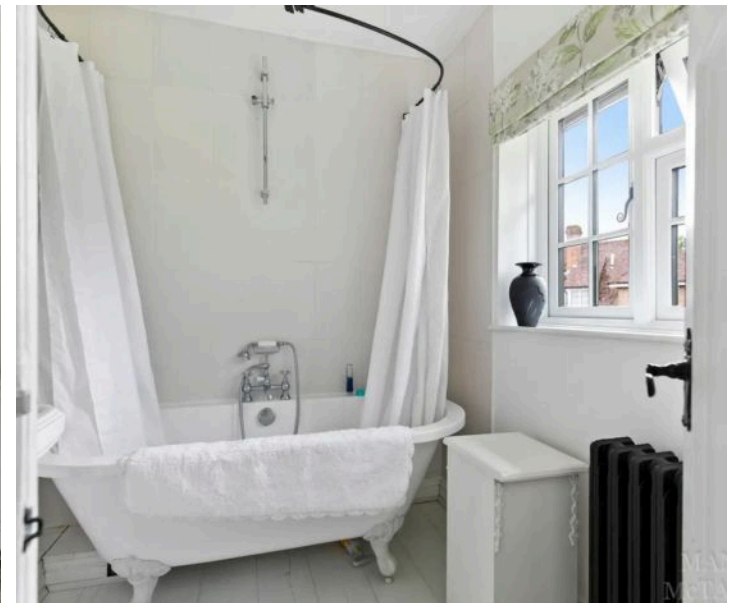
There is a larger than average, sunny rear garden which has superb planting and is not overlooked. There is a terrace which is accessed from the kitchen and the boot room. The double doors from the far end of the lounge/diner open directly onto a tiled seating area which is edged with quarry tiles creating a lovely feature. A pergola provides cover with climbing plants including Jasmine, Clematis and a scented Rose together with cottage flowers such as Foxgloves to the side. It is a secluded haven from which to enjoy a vista of the garden. Ahead there is an area of lawn stretching away with steppingstones leading to a mid-point with picket fencing and a gate. This opens onto another stretch of lawn with a composting area to the right, a large shed with both power and light followed by a smaller shed. It is fully fenced making it safe for children and pet friendly. There is a Holly tree, a flowering Cherry tree with beautiful blossom in the spring together with other trees, shrubs and flowers. These include further scented roses, orange blossom and Hydrangeas amongst others. The well-established planting ensures that it is a garden to enjoy whether socialising or relaxing.



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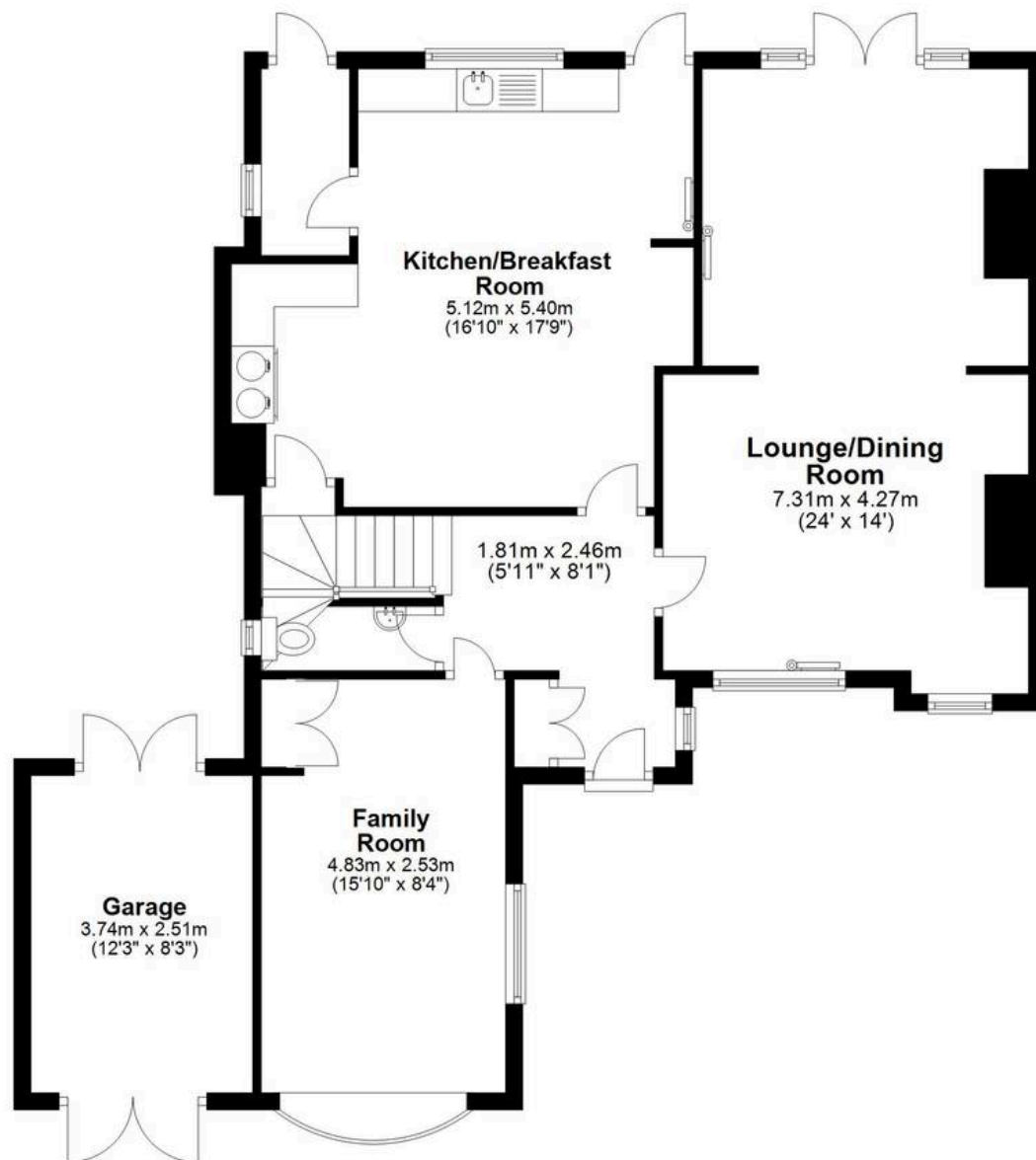
Pentarrow is ideally located on the edge of acres of open countryside, yet also within walking distance of a high number of amenities. Firstly, the property is a few minutes' walk to Ifield station with a regular service to London and the South Coast (via Three Bridges). In addition, the house is also a similar distance from local shopping facilities on Ifield Drive and a popular restaurant, as well a choice of public houses, with the Tesco Express also a short drive away. The house is also perfectly positioned for golfers, with Ifield Golf Club a few minutes' drive away. The pretty village of Rusper is also close at hand; popular with both walkers and cyclists with a choice of pretty country pubs to while away the weekend. There are also a number of local schools within close proximity including Rusper village school, The Mill primary academy and St Margaret's C of E School, with Gatwick Airport a short drive or train journey too. All in all, this house offers the perfect blend of both town and country living.

- An extended 1930s semi-detached 4-bedroom family home which garage and a gravel driveway providing off-road parking for 4-6 cars
- Period features include the oak front door believed to be the original, solid wood flooring in the hall, a blue 2 oven gas-fired AGA
- Open plan lounge/diner, 2nd lounge, cloakroom, kitchen/breakfast room and boot room
- 4 bedrooms of which three are doubles and one is a single, together with family bathroom with roll-top bath with shower above
- Attractive frontage and a larger than average, sunny rear garden with established planting, lawns and two sheds one of which has power and light
- Council Tax Band 'E' and EPC 'D'



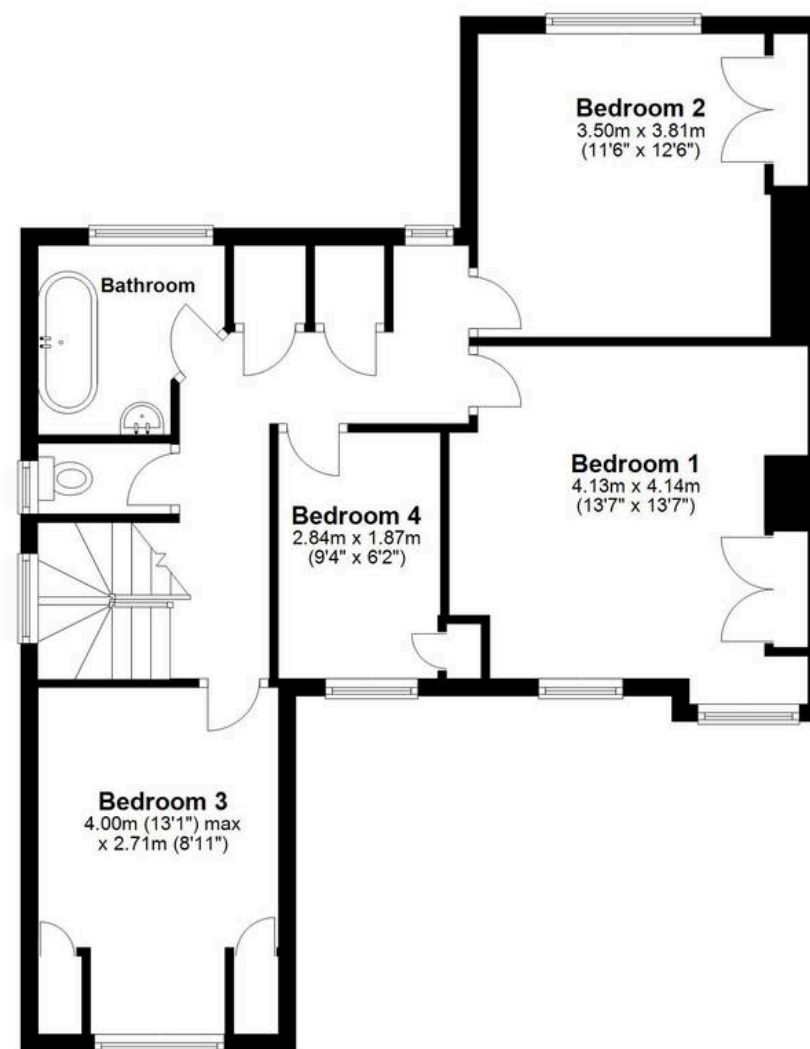
Ground Floor

Approx. 97.0 sq. metres (1044.4 sq. feet)



First Floor

Approx. 66.1 sq. metres (711.8 sq. feet)



Total area: approx. 163.2 sq. metres (1756.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

Plan produced using PlanUp.