



**Newstead Lodge Rectory Lane, Ifield Crawley RH11 0NJ**

**welcome to**

**Newstead Lodge Rectory Lane, Ifield Crawley**

This five bedroom grade 2 listed character semi- detached family home in Ifield, Crawley. There is ample parking available for several vehicles. With its abundant character, impressive grounds, and convenient features.

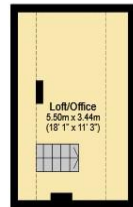




**Ground Floor**



**First Floor**



## Second Floor

Total floor area 240.7 m<sup>2</sup> (2,591 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of ?6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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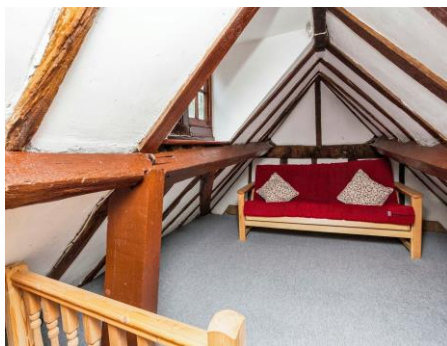
## Newstead Lodge Rectory Lane, Ifield Crawley

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade Two Listed Property
- Full Of Character & Period Features Throughout

Tenure: Freehold EPC Rating: D

guide price

# £600,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/CRA110873](https://fox-and-sons.co.uk/Property/CRA110873)



Property Ref:  
CRA110873 - 0003

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### Property Description

This Grade two listed property dating back to the 1600's really is a piece of history, nestled in Ifield Village and full of character and period features throughout. From the moment you enter, there are exposed beams and inglenook fireplaces, adding a sense of history and warmth to the space. The property boasts a spacious lounge and dining room. The dual-aspect family room/bedroom five offers versatility, allowing you to use the space to suit your needs, whether it be a playroom, home office, or additional bedroom. There is a bathroom with a free-standing bath and shower cubicle, a Jack and Jill style shower room, and a downstairs cloakroom, convenience and comfort are at the forefront of this property's design.

There is a boot room on entry and a loft room, currently used as an office accessed from bedroom two. Outside, the property is surrounded by substantial grounds, including a paddock and gardens. The front gardens feature trees and a brick-built barbecue area. To the rear, the extensive area of lawn is adorned with mature trees and shrubs, providing privacy and a delightful backdrop for outdoor activities. The patio area, accessible from both the dining room and the kitchen/breakfast room. Access to the property is facilitated by a shared graveled driveway, complete with a decorative feature roundabout. There is ample parking available for several vehicles. With its abundant character, impressive grounds, and convenient features.

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