



Ifield Wood

Ifield, Crawley, West Sussex, RH11 0LE

Guide Price £850,000

Greenaway Residential Estate Agents are delighted to have been selected to bring to the market this impressive and substantial detached country residence, believed to have been constructed in the mid-1920's to an individual design.



Property Features

- **Impressive detached country residence**
- **Extended to rear**
- **Five reception rooms**
- **Gated carriage driveway**
- **Generous grounds with**
- **Delightful rural location with stunning views**
- **Six bedrooms, two with ensuite**
- **Further shower room & two bathrooms**
- **Open fireplaces & original period features**

Full Description

Being on the outskirts of Ifield Wood the property is ideally situated, benefitting from being in a quiet rural location with views over open countryside to the front and rear, set close to a range of farms and character cottages but only a short drive to both Crawley town centre and Gatwick airport (both less than four miles away). Further amenities including superstores and well-respected schooling are also close by, providing any potential owner with the best of both worlds.

The current owners have been in residence since 2010 and in this period they have made many alterations and improvements to the property including a large rear extension which incorporates a superb kitchen/breakfast room, dining/sun room and an ensuite bedroom all enjoying views over the rear garden.

Outside to the front the property is approached via a gated carriage driveway with parking for multiple vehicles. To the rear there is a formal east facing garden which is mainly laid to lawn, bordered by mature shrubs and flowerbeds. There is a further hardstanding area providing additional parking, plus a variety of outbuildings including a summerhouse, garage, workshops (former stabling), chicken coup and storage sheds. The total plot extends to approximately 0.3 acres (TBV).

Accommodation comprises on the ground floor of an entrance lobby which opens into an entrance hall, double aspect living room, family room with shower room, original kitchen/breakfast room, utility room, bathroom, two double bedrooms (one with an ensuite), kitchen/breakfast room and dining/sun room.

Upstairs there is a master bedroom with ensuite, three further double bedrooms, family bathroom and large loft room. There is also a variety of eaves storage cupboards.

Although some minor finishing is required to complete the works started by the current owner the property in our opinion would make a stunning family home. It would lend itself for further extension/conversion subject to any necessary consents being granted and the variety of outbuildings (some with power, lighting and plumbing) would be suitable for a plethora of uses. As such early internal viewings are recommended.

For further details and/or to arrange a viewing please do not hesitate to give us a call on 01293 561188 or visit our website – www.greenawayresidential.com.

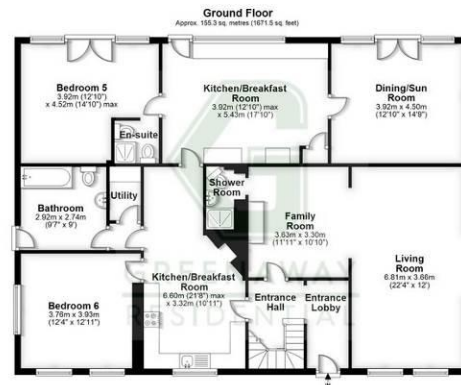
LIVING ROOM	22' 4" x 12' 0" (6.81m x 3.66m)
FAMILY ROOM	11' 10" x 10' 10" (3.61m x 3.3m)
KITCHEN/BREAKFAST ROOM (ORIGINAL)	21' 8" x 10' 11" (6.6m x 3.33m) max
UTILITY	6' 2" x 3' 5" (1.88m x 1.04m)
KITCHEN/BREAKFAST ROOM (NEW)	17' 10" x 12' 10" (5.44m x 3.91m) max
DINING/SUN ROOM	14' 9" x 12' 10" (4.5m x 3.91m)
BEDROOM FIVE	14' 10" x 12' 10" (4.52m x 3.91m) max
BEDROOM SIX	12' 11" x 12' 4" (3.94m x 3.76m) max
BEDROOM ONE	22' 3" x 13' 7" (6.78m x 4.14m) max
BEDROOM TWO	22' 5" x 12' 2" (6.83m x 3.71m) max
BEDROOM THREE	12' 3" x 11' 1" (3.73m x 3.38m) max
BEDROOM FOUR	10' 10" x 9' 1" (3.3m x 2.77m)
LOFT ROOM	17' 7" x 10' 10" (5.36m x 3.3m)

DIRECTIONS

From the roundabout adjoining Crawley Avenue/Ifield Avenue proceed in a northerly direction along Ifield Avenue. Pass straight over the first two roundabouts continuing along Ifield Avenue. Pass 'Little Foxes' hotel on the left and then take the next left onto Ifield Wood. The property will be found on the right hand side after approximately 200 yards.







Total area: approx. 284.3 sq. metres (3060.5 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements