



Rusper Road, Ifield
£1,000,000

**MANSELL
McTAGGART**
— Trusted since 1947 —





- Council Tax Band 'G' and EPC 'D'

A truly impressive five-bedroom detached house, enviably positioned along the sought-after Rusper Road in Ifield. The property further benefits from a spacious and versatile living area, ideal for family life and entertaining, an indoor swimming pool with adjoining changing and shower facilities, and extensive gardens. NO ONWARD CHAIN.

Upon entering, you are greeted by a spacious entrance hallway, complete with wooden flooring and a full-height feature window to the front, setting the tone for the generous accommodation throughout. Off the hallway, a large walk-in downstairs storage cupboard offers fitted shelving and lighting, while a well-appointed downstairs cloakroom features a low-level WC, wash hand basin with vanity storage beneath, and a front-facing window. To the left is a reception room, previously used as a cinema room, while the triple-aspect living room to the right invites natural light and garden views and features an elegant fireplace that adds warmth and character, creating a versatile space for entertaining and relaxing. The dining room, accessed via double doors from the living room, provides plenty of space for family meals and gatherings, featuring wooden flooring and double doors that open directly into the garden. The kitchen/breakfast room is beautifully fitted with a range of wall and base units, complemented by integrated appliances, including an AGA with extractor above, an American-style fridge/freezer, a Miele wine cooler, an under-counter fridge, and a dishwasher. Granite worktops and tiled flooring enhance the space, while rear-facing windows and a skylight flood the room with natural light. A central island provides additional storage and incorporates an integrated Miele microwave, creating a stylish hub for cooking.



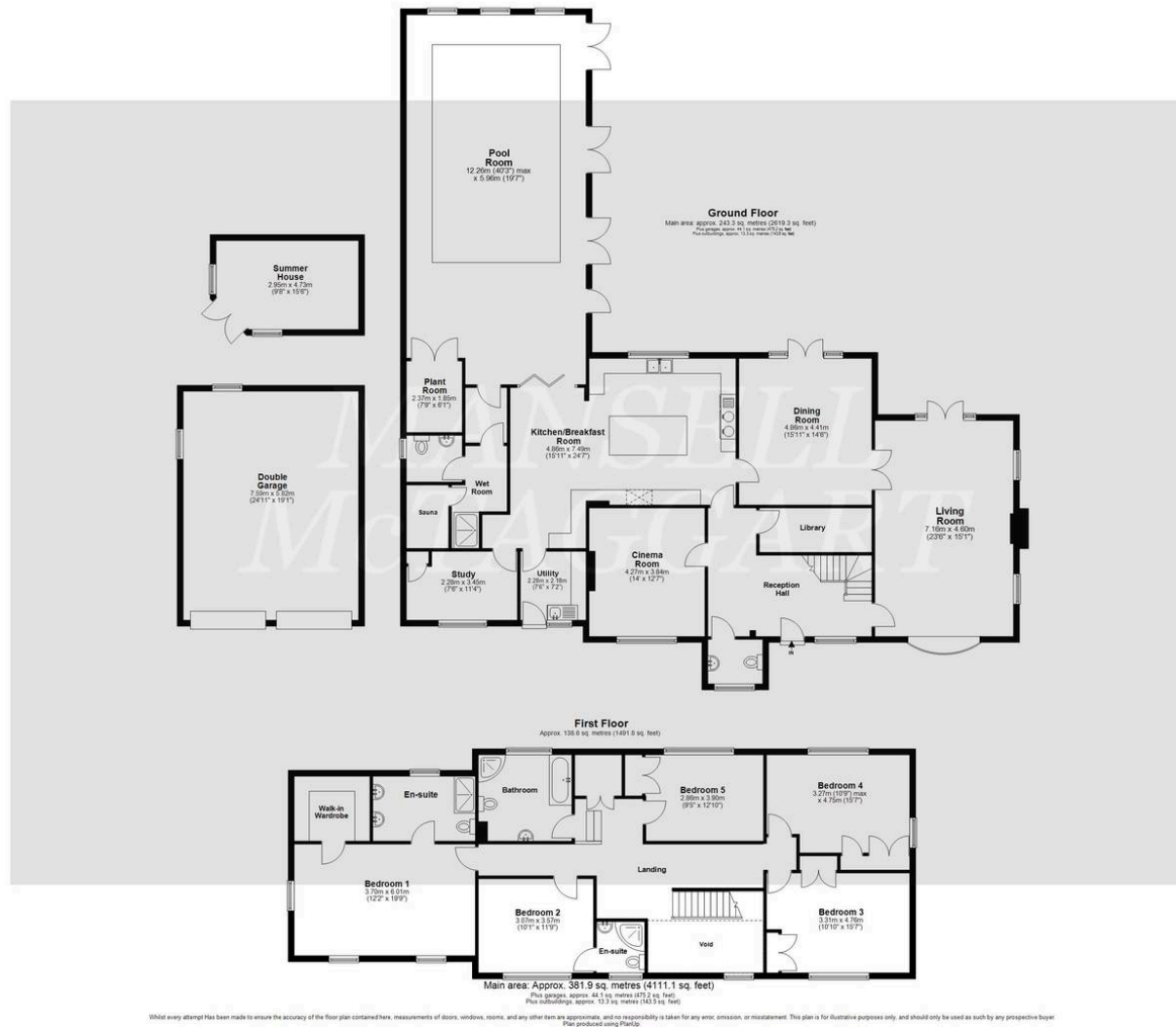


Off the kitchen, the utility room provides additional storage and workspace, fitted with a range of wall and base units, granite worktops, and a door and window to the front. Adjacent, a study offers a dedicated space for a home office. Rounding off the ground floor is a spectacular indoor swimming pool, complete with changing facilities, a further cloakroom, a shower, and a sauna. With direct access to the garden, this area provides the perfect environment for relaxation, entertaining, and embracing a luxurious lifestyle.

Stairs from the entrance hall lead to the first-floor gallery-style landing, providing access to all five generously sized double bedrooms, the family bathroom, an airing cupboard, and loft space. The master bedroom is a spacious dual-aspect room with windows to the front and side, and benefits from a walk-in dressing room with ample shelving and hanging space. Its en-suite shower room is fully tiled and well-appointed, featuring his and hers wash hand basins, a low-level WC, a shower cubicle, a heated towel rail, and a rear-facing window. The second bedroom also features a private en-suite shower room, comprising of a WC, pedestal wash hand basin, shower cubicle, and a frosted rear-facing window. The remaining three bedrooms are all generously proportioned and enjoy the added convenience of built-in storage. Steps down from the landing lead to the airing cupboard and the fully tiled family bathroom, which features a low-level WC, wash hand basin, heated towel rail, bath, and separate shower cubicle, complemented by a rear-facing window.

Externally, the property features a substantial driveway and a detached double garage, providing ample parking for several vehicles. The rear garden offers a patio directly off the house, with the remainder laid to lawn and bordered by mature shrubs and hedging. A private decked area creates the perfect spot for a hot tub, while a timber garden shed provides additional storage.





Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/crawley/

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation.