

# Charlwood Road, Ifield

Guide Price £850,000 - £900,000

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Council Tax Band 'G' and EPC 'tbc'

A charming 3 bedroom Grade II listed farmhouse, believed to date back to the 1600s, set within approximately 7 acres of picturesque grounds and enjoying an abundance of outbuildings, stable blocks and former kennels. Offering a rare blend of character, privacy and rural lifestyle appeal, the property is conveniently positioned almost equidistant to both Crawley and Horley town centres, Gatwick Airport, highly regarded schools and a range of local amenities.

Approached via a long private driveway, framed by mature trees, colourful shrubs and established planting, the property immediately evokes a sense of peace and seclusion. The driveway opens onto an attractive courtyard surrounded by an array of traditional outbuildings and beautiful Grade II listed stables, all adding to the home's undeniable charm and heritage. A winding pathway meanders past a pond and through the beautifully maintained gardens, predominantly laid to lawn with well-stocked flower beds and sunny seating areas, before reaching the entrance to the farmhouse itself. Internally, the property is full of warmth and character, with accommodation offering excellent versatility and further scope for enhancement. A welcoming entrance porch provides practical space for coats and footwear and leads through to the country-style kitchen, which offers exciting potential for modernisation and personalisation. The ground floor further comprises spacious and adaptable reception rooms, including generous living and dining areas with attractive feature fireplaces, ideal for both family living and entertaining, together with a bright uPVC conservatory overlooking the gardens and a completed by the downstairs cloakroom.

To the first floor are 3 well-proportioned bedrooms. Bedrooms 1 and 2 comfortably accommodate king-size beds and additional furnishings, while bedroom 3 is a generous single or small double room benefitting from its own en suite shower room. A family bathroom completes the upstairs accommodation.

Beyond the farmhouse, the grounds continue to impress. To the rear lies a further paddock extending to approximately one acre, with a pathway leading onwards to the kennels, stables and additional fields beyond. The former kennel buildings, now unused for some time, provide substantial floor space with approximately 55 individual units in total and offer excellent potential for a variety of alternative uses, subject to the necessary consents, including garaging, workshops, further equestrian facilities or ancillary accommodation. The timber stable block currently comprises three individual stables and enjoys direct access to the surrounding land.

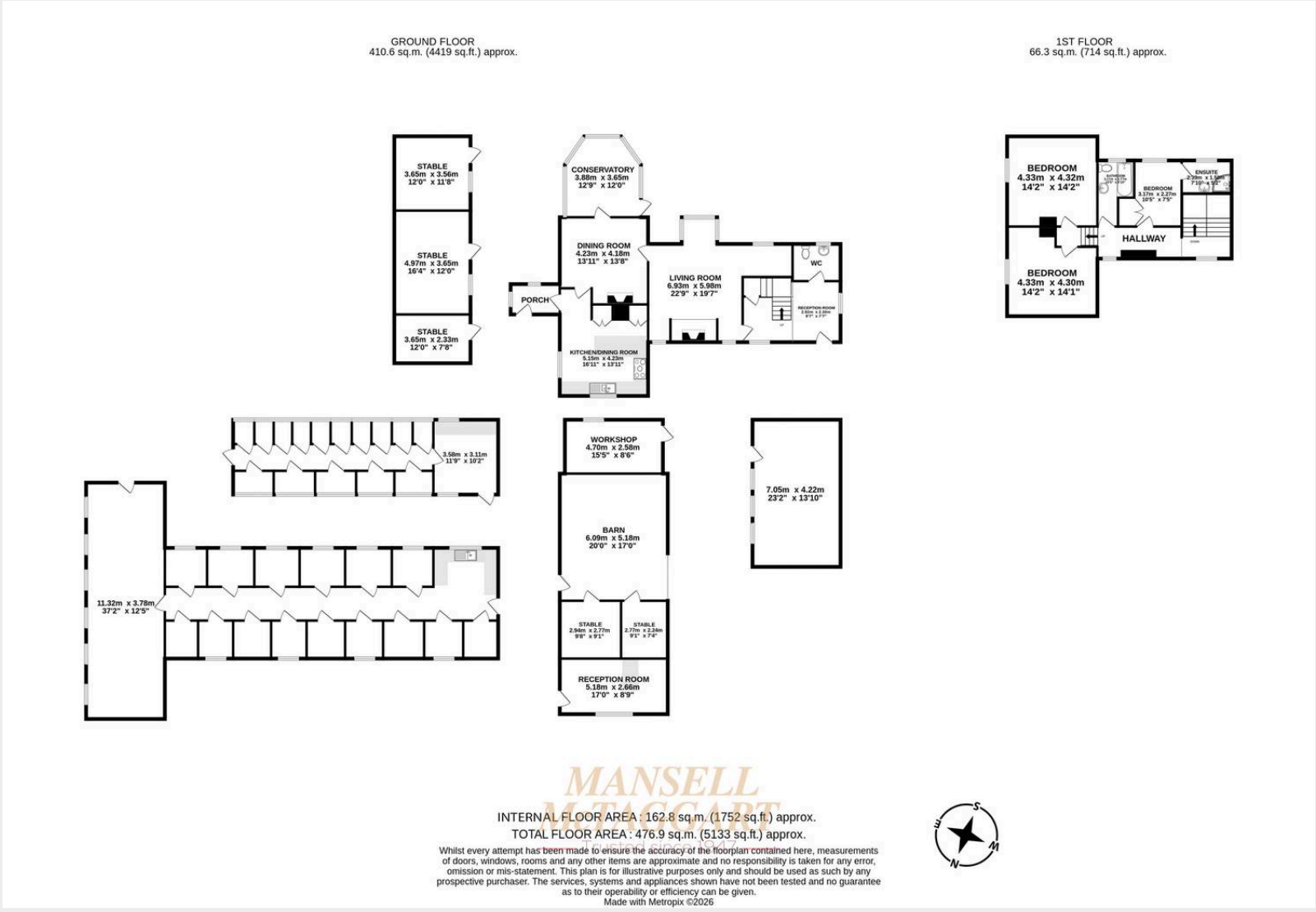
A gated pathway leads through to an additional field extending to approximately five acres (TBV), providing wonderful open space ideal for equestrian use, grazing, country pursuits or simply enjoying the tranquillity of the surrounding countryside. Bathed in sunlight throughout the day, the grounds are a particular feature of the property and create a truly idyllic rural setting.












# Mansell McTaggart Horley


**Mansell Mc Taggart, 3 Central Parade Massetts Road - RH6 7PP**

01293 228228

horley@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/horley



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