



Ifield Wood, Ifield

£650,000

**MANSELL
McTAGGART**
Trusted since 1947





- No Chain
- Council Tax Band 'G' and EPC 'tbc'

An attractive and substantial purpose built four-bedroom detached family home, redesigned into a 8-bedroom HMO by the current owners, with traditional construction, occupying a generous and mature plot within a highly desirable rural position on the outskirts of the historic village of Ifield. The property offers considerable scope for comprehensive refurbishment, redevelopment, or further enlargement, subject to the usual planning consents, making it ideal for purchasers seeking a long-term family residence or development opportunity.

The accommodation is well-proportioned throughout and arranged over two floors. On the ground floor, an entrance porch opens into a welcoming entrance hall, which forms the central hub of the home and features a staircase rising to a spacious and light galleried landing. The property benefits from an excellent range of reception rooms (all currently being used as downstairs bedrooms), including a formal living room and separate dining room, both ideal for entertaining, along with a family room providing more informal living space. Further reception areas include a sunroom and conservatory, both enjoying views over the gardens and providing a strong connection to the outdoor space. The kitchen is fitted with a range of attractive wall and base units, complemented by roll-top work surfaces and a sink unit. Appliances include an integrated double oven and Aga hob, with additional space for a fridge/freezer. Separated from the kitchen is the utility room with plumbing for a washing machines. An outer lobby provides useful secondary access, alongside a ground-floor cloakroom/shower room.



To the first floor, the galleried landing enhances the sense of space and natural light and provides access to four generous and well-lit bedrooms, all offering pleasant outlooks over the surrounding gardens or countryside. A family bathroom serves the bedrooms and offers further potential for modernisation.

The property benefits from oil-fired central heating and retains a number of original character features, adding charm and authenticity to this older-style home.

Outside, the property is approached via a large gravel driveway offering ample off-road parking and access to a detached double garage. In addition, there are several useful outbuildings, offering potential for storage, workshops, or alternative uses, subject to any necessary consents. The rear garden is a particular feature of the property, being predominantly laid to a paved patio area which leads onto a large, expansive lawn. The garden backs directly onto open fields, providing uninterrupted views and a peaceful rural backdrop. To the front, a wooden gate opens onto a pathway leading to the front door, bordered by lawned areas, mature hedging to three sides, and well-established shrub and flower beds, ensuring privacy and an attractive approach.

Agents Note

We would recommend that a full structural survey be carried out before purchase, due to the vendor having no history of the property's structure

Oil-fired central heating (serviced yearly)

Own Cesspit, which is emptied when full

The property is currently being let as an HMO, with all 8 rooms currently being let for circa £600 per month.

Isfield Wood



Approximate Gross Internal Area = 225.71 sq m / 2429.51 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Mansell McTaggart Copthorne

The Post House Brookhill Road, Copthorne – RH10 3QJ

01342 717400

copthorne@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/copthorne/

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.