



MANSELL
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Rusper Road, Ifield
£825,000

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- Council Tax Band 'F' and EPC 'B'

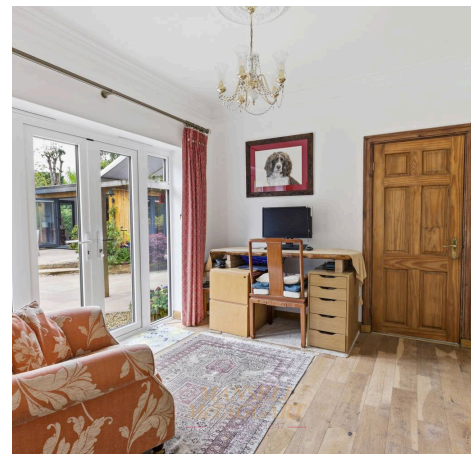
An exceptional and beautifully appointed three/four-bedroom detached character residence, set within approximately 0.3 acres of private grounds, ideally positioned on the desirable western fringes of Ifield Village. Dating back to the 1930s, this elegant home enjoys a secluded setting, set well back from the road, and offers exciting scope for further enhancement or enlargement, subject to the necessary planning consents.

The approach to the property is immediately impressive, with a generous block-paved driveway providing extensive parking for multiple vehicles, framed by mature hedging and thoughtfully landscaped flower and shrub borders. Side access leads to a detached garage complete with light and power.

An ornate brick and timber entrance porch sets the tone, opening into a welcoming and stylish entrance hall, featuring oak-effect flooring and a useful under-stairs storage cupboard.

Double doors open into a superb dual-aspect living room, bathed in natural light and thoughtfully designed for both relaxation and entertaining. Striking bifold doors span the rear elevation, seamlessly connecting the interior to the beautifully landscaped garden. A charming cast-iron log burner with marble surround and tiled inset creates a warm focal point, complemented by an intimate snug area.

To the rear, the heart of the home lies in the impressive open-plan kitchen/dining space. This expansive room is fitted with a comprehensive range of high-quality wall and base units, finished with elegant granite-style work surfaces. There is space for a range-style cooker, alongside integrated appliances including a dishwasher and fridge freezer. Bi-fold doors once again open onto the garden, creating a perfect indoor-outdoor flow, while ample space is provided for a substantial dining table, ideal for hosting.





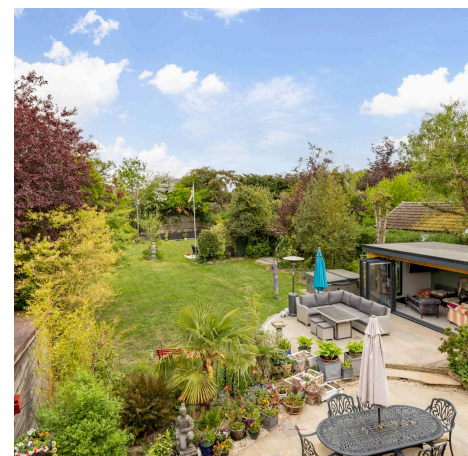
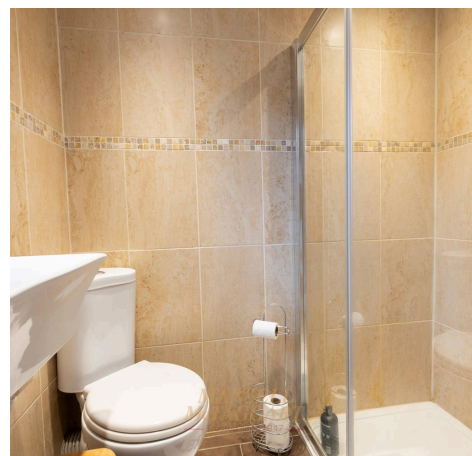
A separate utility room offers further practicality with additional storage, appliance space, and direct garden access. The ground floor is further enhanced by a contemporary shower room, complete with sleek fittings, heated towel rail, and a roof light, as well as a versatile additional reception room or fourth bedroom overlooking the front aspect.

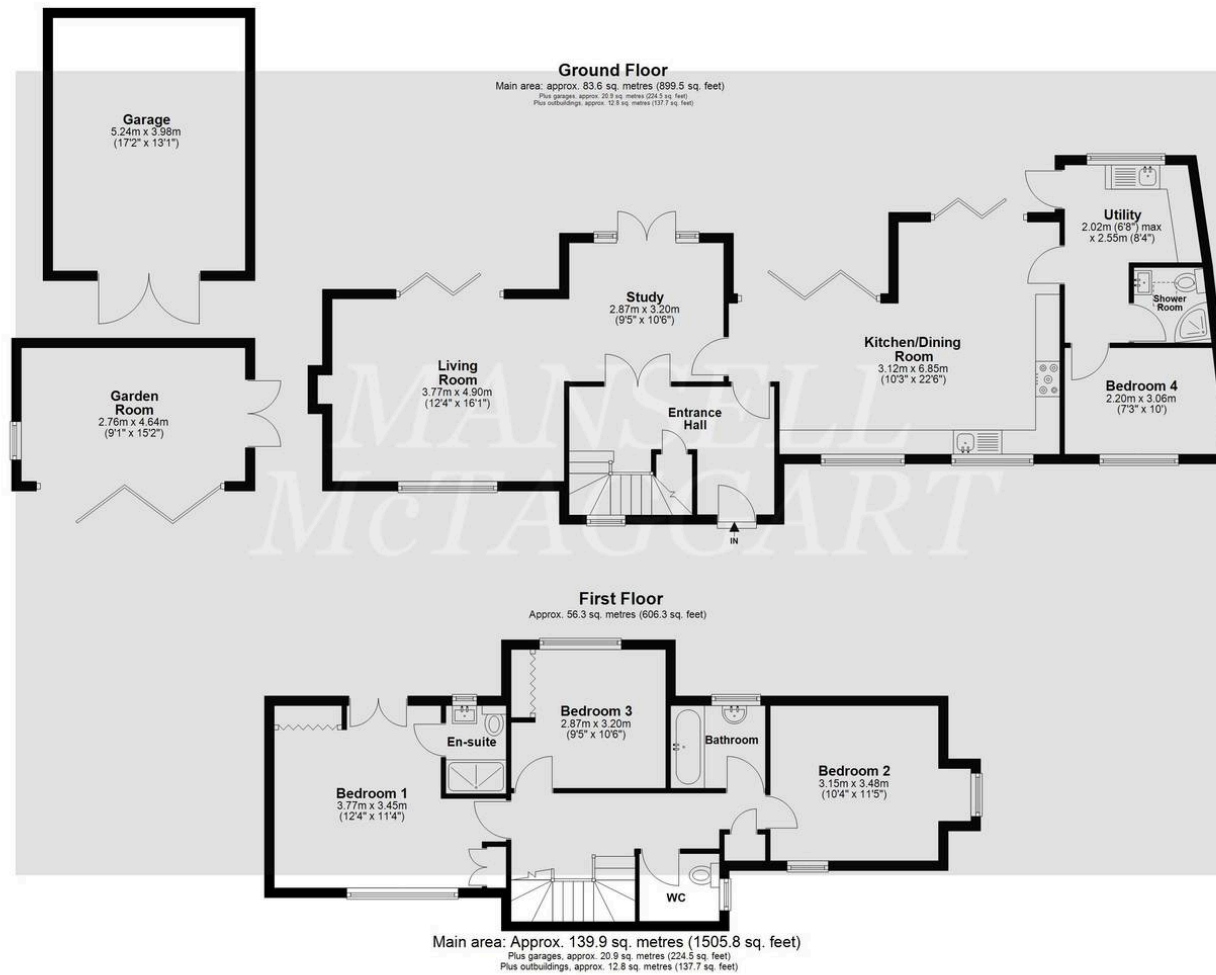
The first floor continues to impress, with a bright landing area featuring a front-facing window and airing cupboard. The principal bedroom is a generous and tranquil retreat, dual aspect, with fitted wardrobes and a stylish en-suite shower room.

Two further well-proportioned bedrooms are served by a well-appointed family bathroom, featuring a panel bath, separate walk-in shower with rainfall head, wash hand basin, and WC, finished with tasteful tiling. A separate WC adds further convenience.

Externally, the rear garden provides a private and beautifully maintained sanctuary. A substantial patio terrace adjoins the property, ideal for al fresco dining and entertaining, leading onto an expansive lawn bordered by mature planting, colourful flower beds, and established fruit trees. Additional features include greenhouses and a recently constructed, high-specification **365 day usable garden office/room (5m x 3.5m)**, complete with bi-fold doors, power, **broadband fibre** and fitted blinds—perfect for home working or creative use. A further **3m x 2m** summer house enhances the outdoor lifestyle offering.

Agent's note: The property also benefits from an efficient solar panel system rated at approximately 9.5 kW, **10kw storage battery and EV Charger**.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other item are approximate, and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only, and should only be used as such by any prospective buyer.
Plan produced using PlanUp.

Mansell McTaggart Crawley

35 The Broadway, West Sussex – RH10 1HD

01293 533333

crawley@mansellmctaggart.co.uk

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

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