

The Gate, Rusper Road
Ifield



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A substantial and characterful residence seamlessly blending historic period charm with an attractive contemporary oak-framed extension, set within expansive private grounds on the scenic fringes of Ifield.

Property

The Gate is an impressive family home that spans approximately 4,000 sq ft of internal accommodation arranged over two floors. The property dates from 1495 and is a historic landmark, formerly being a gate house and inn, which has been sensitively updated to showcase its heritage, with exposed timber frameworks, vaulted ceilings, and a collection of magnificent original fireplaces.

The ground floor offers several reception rooms, including a drawing room with a wood-burning stove, a front-aspect sitting room with fireplace, and a characterful family room featuring a fireplace with wood burning stove and a decorative bread oven. There is also a music room with a cast-iron wood-burning stove set within a recessed inglenook-style fireplace, and a private study with an ornate period-style fireplace inset with a cast-iron stove and en suite cloakroom. The heart of the home is the magnificent open-plan kitchen and dining room. Housed within a vaulted oak-framed extension, this light-filled space features floor-to-ceiling glazing, a large central island and bespoke cabinetry. A well-proportioned utility room completes the ground floor accommodation.

On the first floor, the property offers five well-proportioned bedrooms. The principal bedroom provides a private retreat with its own en suite shower room. Two further bedrooms also benefit from en suite facilities, while the remaining bedrooms are served by a beautifully appointed family bathroom with a classic roll-top bath and period-style fittings.



Outside

The property is approached via a generous gravel driveway providing ample parking for multiple vehicles and leading to a detached double garage with consent to demolish and replace with a three bay garage. The gardens are predominantly laid to level lawn and bordered by mature trees and established hedgerows, ensuring a high degree of privacy. A paved terrace to the rear offers an ideal setting for al fresco entertaining, complete with a bespoke brick-built barbecue area and views across the gardens.

Location

Rusper village is within 2 miles and provided a local shop, public house and primary school whilst the historic village of Ifield has a 13th century church, water mill, mill pond, and useful day-to-day amenities including primary and secondary schooling. Nearby Crawley offers independent and high street shopping arranged around a pedestrianised plaza, supermarkets and a shopping centre. The market town of Horsham also provides comprehensive shopping, service and leisure facilities. Communications links are excellent, with Ifield (1.8 miles) and Crawley mainline stations providing access to London in around 45 minutes, the A23 linking to the south coast, the M23 and wider motorway network, and London Gatwick Airport offering a wide range of domestic and international flights. Well-regarded independent schooling in the wider area includes Handcross Park School, Copthorne Preparatory School, Ardingly College, Hurstpierpoint College and Cottesmore School.

Postcode region: RH11

General

Local Authority: Horsham District Council
 Services: Mains water, electricity, LPG gas heating and private drainage (we understand it is compliant with current regulations)
 Council Tax: Band G
 EPC Rating: D
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Planning reference: DISC14/01/29.
 Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority



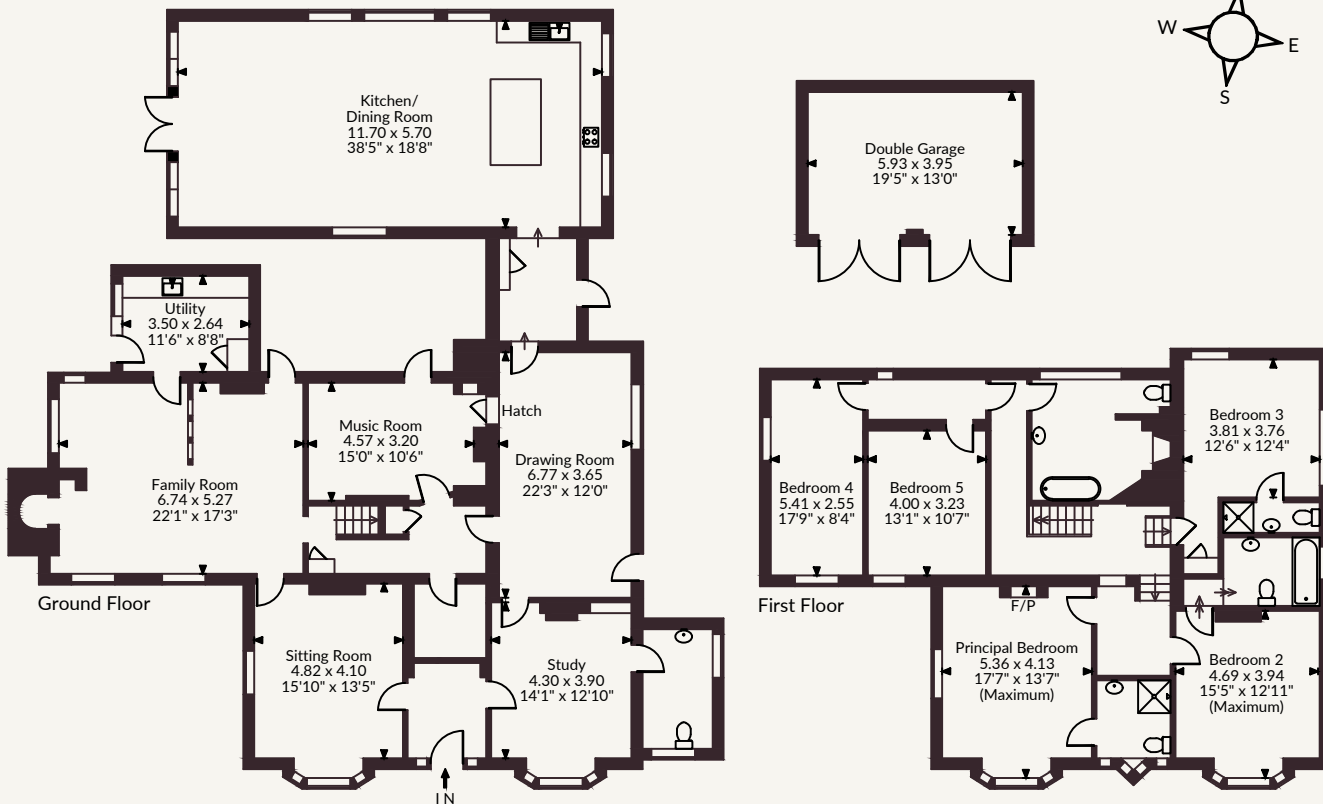
3,998 sq ft (371 sq m)
5 reception rooms | 5 bedrooms
4 bathrooms
Freehold | Village fringe
0.7 acre
Guide price £1,250,000

The Gate Rusper Road, Ifield

Main House internal area 3,998 sq ft (371 sq m)

Double Garage internal area 252 sq ft (23 sq m)

Total internal area 4,250 sq ft (395 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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