



An imposing detached family home set in gardens

Troutbeck, Ifield Green, Ifield, West Sussex RH11 0NU



Double garage and ample parking • Well proportioned accommodation of 5286 sq ft • Principle suite with dressing room • Ideally located for Gatwick airport

Local information

Troutbeck sits on the edge of the popular village of Ifield and is close to lovely open countryside with walks through Ifield Woods. The house is a short drive of just over three miles to Crawley town centre with its extensive range of shops, recreational facilities and schools. As well as the ever popular Hawth theatre offering a comprehensive programme of events throughout the year. The historic town of Horsham is about nine miles distant offering a range of shops, sports centers and facilities. Crawley and Three bridges are conveniently located and offer a commuter station with fast and frequent services to London (approx. 35 minutes) and Brighton (approx. 30 minutes). Both the M25 and M23 motorways are easily accessible with links to London, the South coast, and the wider motorway network. Convenient for Gatwick for both rail and flight connections. Troutbeck is particularly well served with state and independent schools for all ages. Recreational opportunities in the area include golf at a number of local clubs including Ifield Golf Club. Crawley offers a range of sporting facilities including its football club and the K2 sports center.

About this property

The property is set centrally in grounds of 1.44 acres and is approached through electronic iron gates with a large sweeping driveway. The accommodation offers 4517 sq ft. of balanced

accommodation over two floors with the addition of 769 sq ft of garaging and storage. The house is set around a large hallway with central feature staircase, double doors lead into a grand sitting room with feature fireplace, there is a study, dining room, snug/family room and a generous kitchen breakfast room with central island. Double doors from the dining room and kitchen lead into a magnificent conservatory which overlooks the rear terrace and gardens. The principle bedroom suite has a Juliet balcony overlooking the gardens, a dressing room and en suite bathroom. There are four further double bedrooms, two with en suite facilities and a family bathroom. The property is set well back from the road and is well screened by a high wall with electronic double gates, the long driveway leads to the front of the house and gives access to the triple garage at the side. The owners have put the utilities in should someone wish to convert this into a home office/annexe, (subject to planning). The gardens surround the house and are mainly lawn with a featured raised terrace at the rear, the gardens are enclosed by either mature hedging or fencing.

Viewing

Strictly by appointment with Savills







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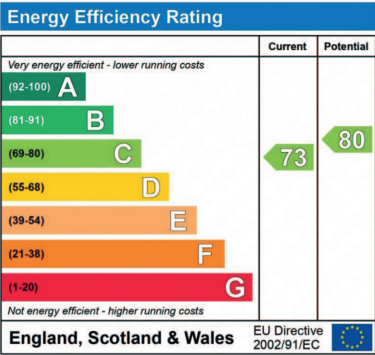
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Approximate Area = 419.7 sq m / 4517 sq ft
Including Limited Use Area (2.9 sq m / 31 sq ft)
Outbuilding = 71.4 sq m / 769 sq ft
Total = 491.1 sq m / 5286 sq ft
For identification only. Not to scale.
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Ground Floor First Floor
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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