



15th Century listed farmhouse in about half an acre

Pockneys Farm, Ifield Wood, Crawley West Sussex RH11 0LE

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Cottage with charm and character • Attractive grounds
• Outbuildings with great potential • Parking for several cars

Local information

Pockneys Farm is situated in a rural location on the outskirts of Ifield Wood and to the west of Ifield and within easy striking distance of the local villages of Rusper and Charlwood. Crawley about 3.6 miles distant offers an extensive range of amenities, as does Horsham 7.9 miles away to the southwest. The towns of Reigate to the northeast, Dorking to the northwest and Haywards Heath to the south also offer an excellent range of facilities. There is a good range of schooling in the both the state and independent sectors and for the countryside enthusiasts miles of open countryside can be found within the High Weald Area of Outstanding Natural Beauty to the south going down towards Handcross, Slaugham and Mannings Heath.

About this property

Pockneys Farm House is full of charm and character with a feature inglenook fireplace, beams and many other original features.

The accommodation comprises of an entrance porch which leads into the sitting room which has a delightful inglenook fireplace with wood burner stove, there is a separate dining room, a kitchen/breakfast room with AGA and a downstairs shower room.

On the first floor are three double bedrooms and a four piece family bathroom suite. The property also benefits from a number of outbuildings including a home office with kitchen area and

storage, a barn style garage and a greenhouse/potting shed and workshops.

To the front of the property is a sweeping shingle driveway providing off street parking for several vehicles, there is a car barn which is on need of some attention. The mature grounds wrap around the property and are approaching half an acre, there is a covered rear terrace area, a large lawn with the grounds screened by a number of mature trees and shrubs and there are also a number of raised fruit and veg patches.

EPC rating = Exempt

Viewing

Strictly by appointment with Savills





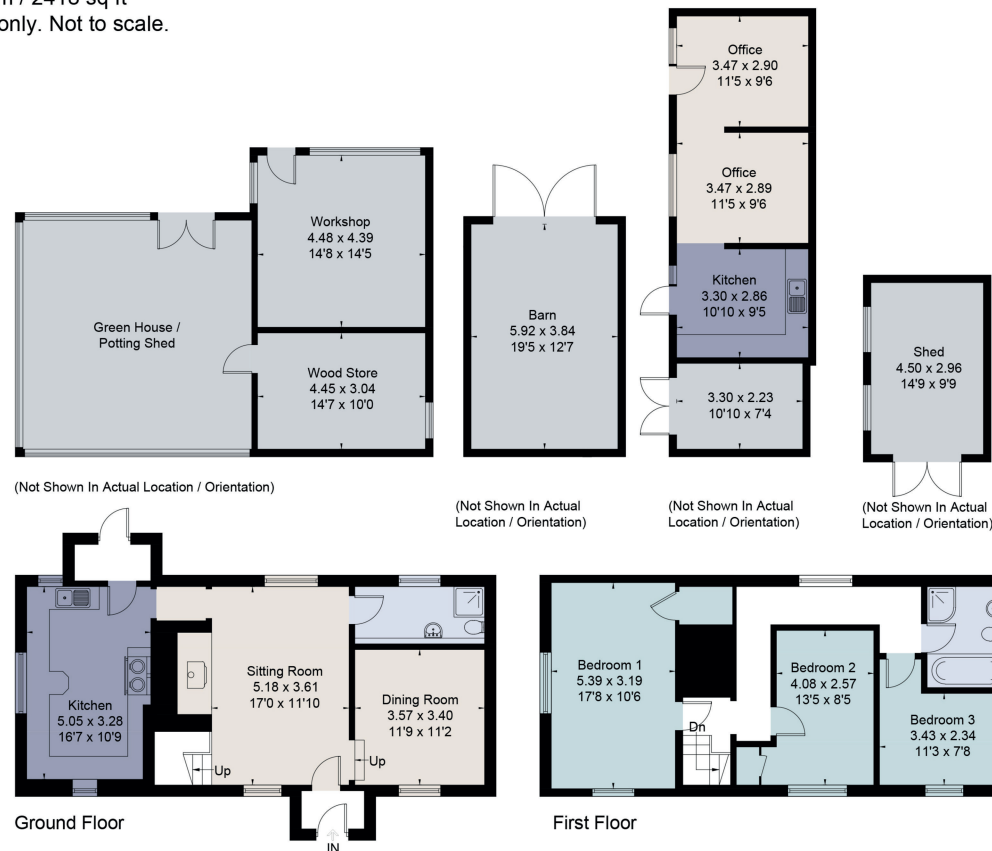
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Approximate Area = 129.2 sq m / 1391 sq ft
(Excluding Shed / Green House / Potting Shed)
Outbuildings = 95.4 sq m / 1027 sq ft
Total = 224.6 sq m / 2418 sq ft
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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