

*A stunning 4 bedroom detached family residence situated within a highly desirable private village cul-de-sac occupying an impressive (0.87 acre) plot set within beautifully landscaped south facing rear gardens and grounds with swimming pool*



Ladywell,  
Courtmead Road,  
Cuckfield,  
West Sussex RH17 5LP

**MANSELL  
McTAGGART**  
ESTATE AGENTS SINCE 1947







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*The property occupies a glorious south facing plot within a highly sought after private road and conservation area. There is also considerable scope to convert the large 2<sup>nd</sup> floor loft space area and/or the garage/studio to provide yet further living space.*

## *The House...*

## *Garage complex/Studio...*

## *The Grounds...*

- **Accommodation (3,583 sq. ft.) including loft**
- Impressive sitting room with open fireplace/wood burning stove with access onto south facing gardens
- Double aspect music room with feature fireplace
- Beautifully appointed bespoke kitchen/dining room
- Triple aspect conservatory/sun room
- Bespoke cupboards throughout. Oak flooring
- Master bedroom suite with en-suite shower room
- 3 further well-proportioned double bedrooms
- Gas fired central heating to radiators. Solar panels
- Large 2<sup>nd</sup> floor loft space (scope to convert STPP)
- EPC rating: C
- Council tax band: G
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- **Garage/studio & attached buildings (1402 sq. ft.)**
- 20' x 18' detached garage complex with triple security doors and large adjoining workshop/store
- Attached poolside cloakroom/WC/changing room/pump room store.
- Impressive 20' x 10' 1<sup>st</sup> floor home office/studio
- Large roof void providing storage area
- Scope for conversion to provide self-contained detached annexe if required (STPP)
- Ample parking. Gated entrance to side access onto patio and rear gardens
- Enclosed courtyard garden

- **Beautiful 'show' gardens (0.87853 acre)**
- Professionally landscaped and arranged gardens  
Large greenhouse, duck pond and summer house
- South facing raised sun terrace and gardens
- Heated swimming pool and terrace
- Highly sought after private village cul-de-sac
- Private carriage shingle driveway
- 11ft storage shed with security door/log store
- Breath taking views towards South Downs
- High degree of privacy and seclusion throughout

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## *In more detail...*

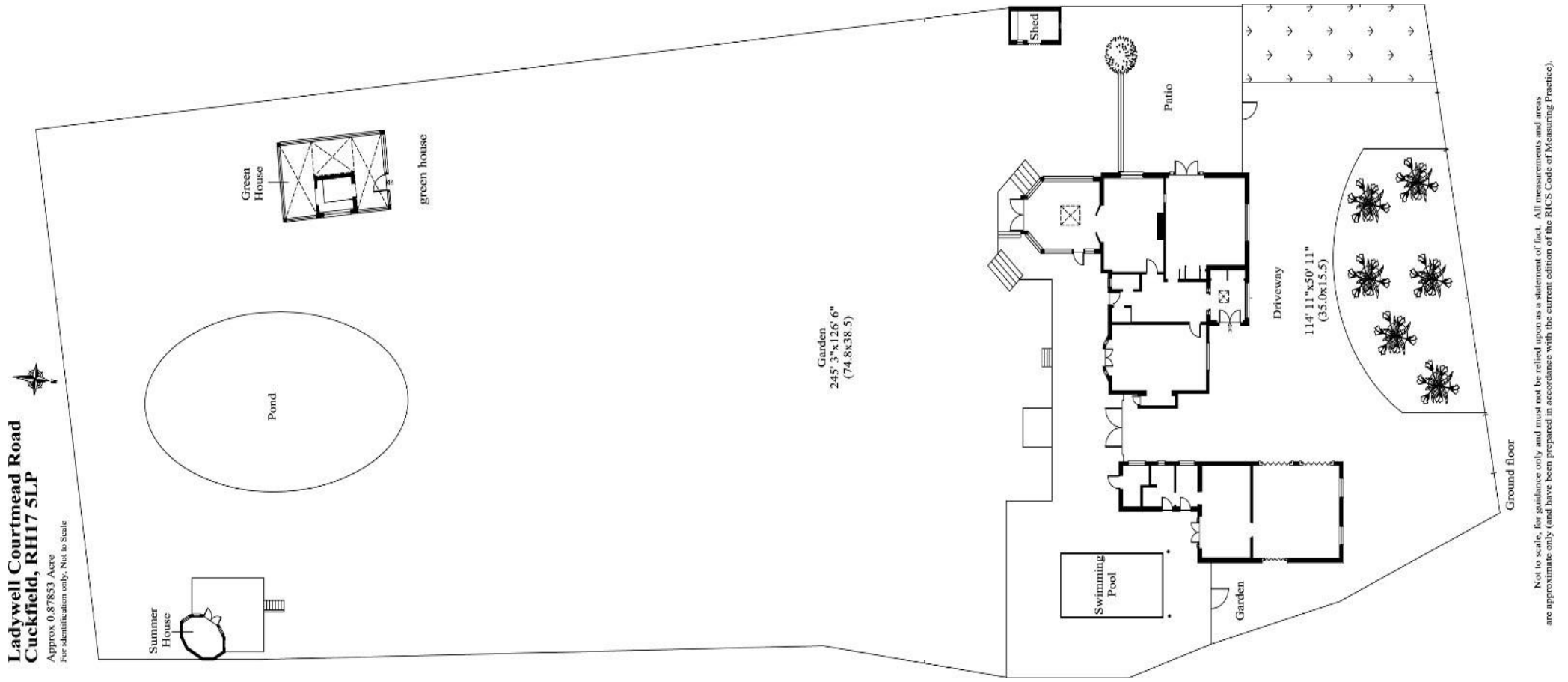
A truly outstanding 4 bedroom family residence occupying an impressive and large south facing plot offered for sale in excellent order throughout. The property is conveniently situated within a highly sought after private cul-de-sac on the southern side of the village. This attractive property has been much improved and transformed by the present owners over the past 17 years, who have both lovingly and tastefully modernised, refurbished and extended this fine family home whilst managing to retain much of its original charm and character throughout.

Ladywell offers uniquely arranged and versatile living accommodation which briefly comprises: large entrance vestibule, reception hall, cloakroom/WC, sitting room with fireplace and wood burning stove, music/family room with fireplace and access into triple aspect conservatory. Beautifully appointed bespoke kitchen/dining room with extensive range of matching cupboards, adjoining work surfaces and built in appliances. Stairs from ground floor reception hall lead to the first floor landing where there is a delightful master bedroom suite enjoying wonderful southerly views across the entire garden and beyond to the South Downs with extensive range of built-in wardrobes and modern en-suite shower room, three further well-proportioned bedrooms and a modern family bathroom/shower room.

Benefits include: gas central heating to radiators, sealed unit double glazed leaded light windows and doors within oak frames, character features including oak and tiled flooring and open fireplaces, recent internal and external redecoration, solar panels providing lower energy consumption, scope to enlarge by extending/converting the garage complex into and annexe and/or large loft area (STPP), mains drainage, no chain and a highly sought after central village location in the conservation area, close to highly regarded schools and within walking distance of Haywards Heath's mainline station.



# Overall house & plot ...



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# Garaging/Studio/Pool & Grounds...

## Grounds & Gardens:

**Private shingle carriage driveway** providing parking for several vehicles. Outside security lighting.

**Front garden** – well stocked with central planter bed and borders together with several well established trees and shrubs. Wall and picket fence to front boundary.

**Detached garage complex 20'2 x 18'3** garage with twin security roller doors on entry and 3<sup>rd</sup> one providing access from the rear. Internal door into large workshop/store room with vaulted roof space and high picture window to rear. Internal staircase leading up to 1<sup>st</sup> floor **Home Office/Studio 20'4 x 10'4** with part sloping ceilings and velux windows. Large roof void. Additional attached pool **Cloakroom/WC/changing room**. Pump room store.

**Idyllic south facing rear gardens offering total tranquillity.** Beautifully landscaped undulating grounds accompanied by the tinkling of a natural spring. Large areas of raised patios and side courtyard provide ample space for alfresco dining. Heated swimming pool and sun terrace. Large expanses of lawn, plants and shrub borders. There is plenty of colour on offer throughout with an impressive array of plants, flowers and shrubs on show including Cornus Kousa Contraversa (wedding cake tree) Davidia Involucrata (Dove or Handkerchief tree) Eucryphia Lucida Japanese Elm, many Acers, Magnolias, Rhododendrons and Camelias. Meandering footpaths lead down to the **Greenhouse**. **23'9 x 14'5** being brick and glazed with water supply. Productive growing areas to the bottom of the garden with large duck pond, raised decking and summer house. The entire garden is fully enclosed and offers a high degree of privacy and seclusion being non-overlooked to the rear.

**Overall plot 0.87853 acre**





## *The Location...*

Ladywell occupies an impressive private, prominent position towards the end of Courtmead Road, the most highly sought after and desirable cul-de-sac within the village. The property is conveniently situated on the eastern side of the village within a short walk of the highly-regarded Warden Park Secondary Academy and close to a footpath which leads through Blunts Wood and on into Haywards Heath providing walking/cycling access to mainline station. The village has several restaurants, numerous pub/restaurants, various sports clubs and leisure groups and is surrounded by some of the area's most beautiful countryside which is interspersed with footpaths and bridleways linking with the neighbouring districts and villages. Haywards Heath is approximately 2.5 miles by car to the east where there is an extensive range of shops, stores, cafes, restaurants and bars and Haywards Heath's mainline railway station provides fast and regular services to London, Gatwick and the south coast. By road, access to the major surrounding areas can be gained via the A/M23 which lies approximately 3 miles to the west at either Bolney or Warninglid. There is also direct access to a ferry terminal at Newhaven (45 mins by car).



### ***Schools***

Warden Park Secondary Academy  
(within a few hundred yards)  
Holy Trinity Primary (0.4 miles)  
Central Sussex College (2.2miles)  
Ardingly College (5.1 miles)  
Worth College (7.3 miles)  
Hurstpierpoint College (6.9 miles)  
Handcross Park School (9.0 miles)

### ***Stations***

Haywards Heath (2 miles) provides fast and direct services to London (Victoria/London Bridge 47 mins), Gatwick Airport (15 mins) and the south coast (Brighton 20 mins).  
Balcombe (3.9 miles)  
Three Bridges (8.9 miles)

### ***Worth bearing in mind ...***

*This magnificent family home offers truly uniquely and versatile living accommodation with considerable scope for self-contained annex It's also a garden lover's dream! With stunning south facing beautifully landscaped gardens and grounds it's arguably one of the finest in the village and surrounding area.*

*more details from Mansell McTaggart...*

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