



27 Horsefield Green  
CUCKFIELD | WEST SUSSEX | RH17 5GS

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# Situation

**A very well presented and spacious detached family house, set in a convenient location within the village with views over neighbouring farmland**

Cuckfield is a vibrant village with a bustling High Street including a convenience store/post office, hotel with spa, a selection of public houses, village shops, petrol station and medical centre. The larger town of Haywards Heath with its mainline train station and more comprehensive array of shopping, restaurants and bars is a short drive away. There are also a range of revered state and private schools locally

Built in 2016 by 'Martin Grant Homes to a very high standard, this sizable detached family house occupies a wonderful position adjacent to and with views over neighbouring farmland and beyond. A spacious configuration suited to the more modern lifestyle is at the forefront of the design with three sizable reception rooms including a study, family room and large sitting room with double doors leading out onto the rear garden. The kitchen/breakfast room also resides at the rear of the property with the modern kitchen benefiting from a range of integrated appliances, silestone worksurfaces and breakfast bar. A useful utility room just off the kitchen provides space and plumbing for further appliances. Stairs from the entrance hall lead to the first floor galleried landing with a Juliet balcony looking out over neighbouring farmland. Four double bedrooms and a family bathroom with separate shower are all accessed via the landing. Of particular note is the principal bedroom suite with en-suite shower room and walk in dressing room. It should also be noted that bedroom two benefits from en-suite facilities. The large rear paved terrace accessed via the kitchen and sitting room makes for a wonderful spot to relax with the rest of the garden predominantly laid to lawn. Glorious elevated views over neighbouring farmland can be seen from the garden. The driveway at the front of the property provides off street parking and access to the attached garage.



# Kitchen

- » Shaker style wall and base units
- » Silestone worksurfaces with breakfast bar
- » Inset 5 ring gas hob
- » Inset sink
- » Modern extractor fan over
- » Integrated 'Electrolux' combination oven
- » Integrated fridge freezer
- » Integrated 'Whirlpool' dishwasher
- » Tiled floor



# Bathrooms

## Family Bathroom

- » Panelled bath with hand shower attachment
- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



## Principal Bedroom En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor

## Bedroom Two En-Suite Shower Room

- » Fully tiled shower cubicle with wall mounted shower and glazed doors
- » Low level w.c. suite with concealed cistern
- » Wall mounted wash hand basin
- » Heated ladder style towel radiator
- » Tiled floor



# Specification

- » Wall mounted 'Potterton' gas fired boiler located within the first floor landing airing cupboard
- » Useful utility room with space for further appliances
- » Glorious views over neighbouring farmland
- » E.V. charging point
- » Attached garage



# External

The property is approached via steps to the front door. A driveway to the side of the property provides off street parking and access to the attached garage. Side access to the rear garden is via a timber gate where a large paved patio adjoins the rear of the property. The garden is predominantly laid to lawn with the benefit of a sizable timber garden shed providing external storage.





## Transport Links

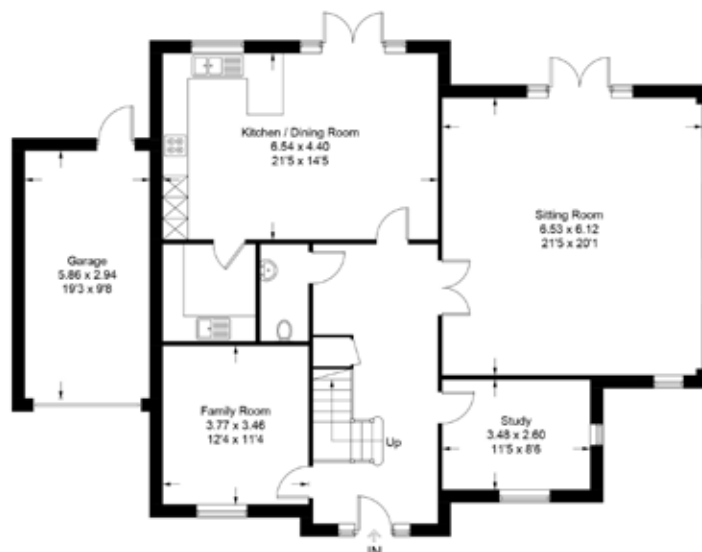
Hawards Heath Train Station	approx. 2.3 miles
Balcombe Train Station	approx. 3.5 miles
London Victoria By Train	approx. 40 mins
Brighton	approx. 18.2 miles
Gatwick Airport	approx. 15 miles

Consumer protection from unfair trading regulations 2008

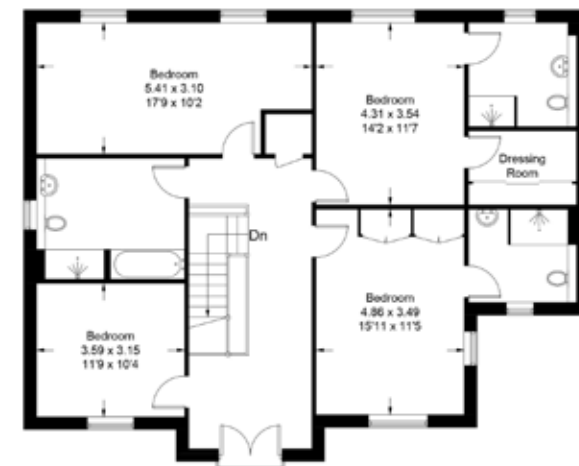
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the seller. The Agent has not had sight of the title documents.

## Horsefield Green, Cuckfield RH17 5GS

Approximate Gross Internal Area = 235.4 sq m / 2534 sq ft  
Garage = 17.4 sq m / 187 sq ft  
Total = 252.8 sq m / 2721 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025

A buyer is advised to obtain verification from the solicitor.

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