



Broxmead Farm | Broxmead Lane | Cuckfield | West Sussex | RH17 5JH





Broxmead Farm

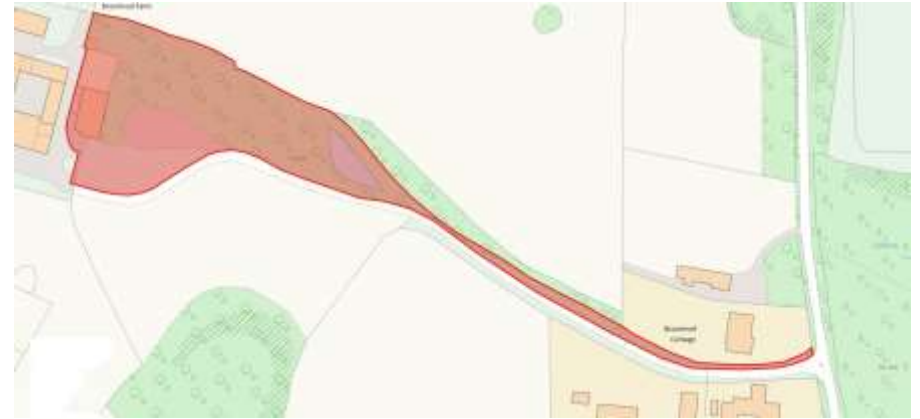
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GUIDE PRICE £2,000,000

A charming Grade II Listed five bedroom farmhouse reputedly dating back to the 1600's, occupying this beautiful setting set within approximately 1.2 acres of gardens, including an orchard, accessed via a sweeping driveway. Internally, the property is arranged over three floors with accommodation comprising: sitting room with feature open fireplace, dining room, kitchen/breakfast room with Aga oven, large utility room/boot room, hair salon/reception room, superb sized master bedroom with en-suite and dressing room and two first floor bathrooms. Outside, there is extensive gravelled driveway parking and courtyard terrace.

- Charming Grade II Listed Farmhouse
- Set in Beautiful Gardens
- Over Three Floors extending to 3471 sqft
- Wealth of Original Features
- Five Bedrooms
- Sitting Room with Feature Open Fireplace
- Dining Room
- Kitchen/Breakfast Room with Aga Oven
- Large Utility/Boot Room
- Hair Salon/Reception Room
- Main Bedroom, En-suite & Dressing Room
- Two First Floor Bathrooms
- Approx. 1.2 acres of Formal Gardens
- Extensive Driveway Parking
- Rural Setting
- Viewing Recommended





Entrance Private security gate with extensive mature gardens of approximately 1.2 acres, including an orchard, leading to extensive gravelled driveway with parking for several vehicles with steps up to:

Enclosed Entrance Porch

Entrance Hall Radiator, understairs storage cupboard.

Dual Aspect Sitting Room 19' 4 maximum" x 18' 2 maximum" (5.89m x 5.54m) Wealth of original exposed beams, feature open Inglenook fireplace with oak mantel and brick hearth.

Kitchen/Breakfast Room 28' 6" x 10' 6" (8.69m x 3.2m) Range of wood block working surfaces with twin sink, Aga oven, exposed ceiling beam, radiator, tiled flooring.

Dining Room 19' 2" x 15' 9" (5.84m x 4.8m) Exposed wooden flooring, beams, radiator, feature open

fireplace with oak mantel.

Ground Floor Cloakroom Pedestal wash hand basin, low level flush w.c.

Utility Room Steps down from inner hallway, space and plumbing for washing machine and tumble dryer, inset stainless steel double sink, tiled flooring, built-in storage cupboard, door leading to:

Hair Salon 18' 0" x 10' 1" (5.49m x 3.07m) Dual aspect, radiators, built-in hair washing sink, built-in shelving, stainless steel sink and door leading to side gardens.

Stairs to:

First Floor Landing

Bedroom One 18' 11 maximum" x 18' 0 maximum" (5.77m x 5.49m) Radiator, exposed beams, feature fireplace, steps down to:

Dressing Room 15' 2" x 6' 0" (4.62m x 1.83m) Range

of built-in wardrobe cupboards

En-Suite Bathroom

Victorian claw leg roll top bath, high level flush w.c., pedestal wash hand basin, radiator, large walk-in shower with sliding screen.

Bedroom Two 12' 1" x 9' 3" (3.68m x 2.82m) Radiator, exposed ceiling beams.

Bedroom Three 11' 10" x 9' 4" (3.61m x 2.84m) Radiator, exposed ceiling beam, built-in wardrobe cupboards.

Family Bathroom Panelled bath, pedestal wash hand basin, radiator.

Second Bathroom Panelled bath, pedestal wash hand basin, low level flush w.c., radiator.

Stairs to:

Second Floor Landing

Bedroom Four 19' 3" x 15' 8" (5.87m x 4.78m) Radiator, exposed ceiling beams.

Bedroom Five 18' 5" x 15' 6" (5.61m x 4.72m) Radiator, exposed ceiling beams, access to:

Loft Space 8' 3" x 7' 5" (2.51m x 2.26m)

Outside

Rear Enclosed Courtyard Area Steps up to raised terrace, enclosed by stone walling, covered storage area.

Further Side Courtyard Terrace Enclosed by part brick walling, steps up leading to further gardens.

EPC Rating: Band F.



Broxmead Farm, Broxmead Lane, Cuckfield, Haywards Heath, RH17

Approximate Area = 3471 sq ft / 322.4 sq m (excludes void)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) - 1st Edition 2023. Produced for Fowlers Estate Agents - REF: 994123



"We'll make you feel at home..."



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